



## July 9, 2025 Planning Commission Meeting Agenda

July 09, 2025 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

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### Call to Order

### Minutes Approval

1. Motion to approve the minutes of June 11, 2025.

### Action Items

2. **JACKSON** – Application for special exception to the zoning ordinance submitted by Lorenzo and Jessica Jackson. The applicant is requesting a special exception to allow an accessory dwelling on a lot exceeding 15,000 square feet. The property is located at 947 Old Spanish Trail. Parcel 137K-2-36-009.000, PT FRACTIONAL SECTION 36. The property is zoned R-1 Single Family.
3. **BAY ST. LOUIS HOMES & PROPERTIES, LLC** – Application for Sketch Plat Approval for Phase 2B of Shieldsboro Subdivision. Applicant is requesting to change the configuration of (3) three parcels of land into (70) seventy new parcels of land and (2) two detention areas. The sketch plat has indicated that the proposed subdivision will comply with the special use district standards which allow for single-family dwellings on parcels with a minimum lot width of 70 feet, a front yard setback of 15 feet, side yard setbacks of 5 feet, rear yard setback of 10 feet, and a maximum lot coverage of 65%. The property in question is located in the general area of the Shieldsboro Subdivision, which lies along Old Spanish Trail between St. Charles Street and Spanish Aces Drive. Parcel 137R-0-44-051.000, Pt. 203, 4th Ward, Bay St. Louis, 79 AA38-63/66; Parcel 137R-0-44-050.000, Pt. 196, 4th Ward, Bay St. Louis; Parcel 137R-0-44-049.000, Pt. 166, 167 & 195, 4th Ward, Bay St. Louis. The property lies in an R-2, Two Family District and an R-3, Multi Family District, with a Special Use District overlay.

- 4. SMITH** - Application for variance to the zoning ordinance submitted by Dawn Smith. The applicant is wanting to reconfigure two parcels of land. Both parcels will not meet the required lot area and one will not meet required lot width. Parcel 1 will need a variance of 2,000 sq ft, resulting in 10,000 sq ft to the minimum lot area, and a variance of 25', resulting in a total of 75' to the minimum lot width. Parcel 2 will need a variance of 4,500 sq ft, resulting in 7,500 sq ft to the minimum lot area, and a variance of 25', resulting in a total of 75' to the minimum lot width. The property is located at 415 Thomas Street. Parcel 144M-0-19-247.000; PT 101 1ST WARD BAY ST LOUIS. Parcel 144M-0-19-248.000; 101F 1ST WARD B S L. The property is zoned R-1 Single-Family District.
- 5. RUST ENTERPRISES** – Application for Major Site Plan Review for a recreational vehicle park submitted by Rust Enterprises. The property in question is located at 10160 Chapman Road and is identified on the Hancock County Land Rolls as Parcel No. 138H-0-46-028.000 (Legal Description: PT GADON TOULME CLAIM PT SE 1/4 SEC 27-8S-14W). The property is a Special Use District.
- 6. MESEKE/GUNNING** - Application for variance to the Zoning Ordinance submitted by Phillip Meseke and Candice Gunning. The applicants are wanting to construct a new residence on the property. They are requesting a variance of 17'4" resulting in a 7'8" setback to the front yard and a variance of 6'1" resulting in a 13'11" setback to the rear yard. The property is located at 401 South Necaize Avenue. Parcel 149M-1-29-050.000; 260A 2ND WARD BAY ST LOUIS. The property is zoned R-1 Single Family District.
- 7. CORBITTNICAUD LLC** – Application for a variance to the parking requirements of the Zoning Ordinance submitted by CORBITTNICAUD LLC. The applicant intends to construct a 4-unit boutique hotel. The Zoning Ordinance requires a minimum of 4 off-street parking spaces to accommodate the 4 sleeping rooms in the hotel. The applicant is requesting a variance to allow for no required on-premise parking, resulting in a variance of 4 parking spaces. The property is located at 105 North Beach Blvd, identified on the Hancock County Land Rolls as Parcel No. 149L-0-29-035.000, legal description 510 1ST WARD BAY ST. LOUIS, and Parcel No. 149L-0-29-036.000, legal description PT 512 1ST WARD BAY ST. LOUIS. The property is zoned C-1, Central Business District.

- 8. CORBITTNICAUD LLC-** Application for Site Plan Review for a Boutique Hotel submitted by CORBITTNICAUD LLC. The property in question is located at 105 North Beach Blvd is identified on the Hancock County Land Rolls as Parcel No. 149L-0-29-035.000 legal description as 510 1ST WARD BAY ST LOUIS and parcel NO 149L-0-29-036.000 Legal District PT 512 1ST WARD BAY ST LOUIS. The property is zoned C-1, Central Business District.

### **Adjourn**

- 9.** Motion to adjourn the meeting of July 9, 2025.



## Planning Commission Meeting Minutes

June 11, 2025 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

### Call to Order

#### PRESENT

- Chairman Amy Doescher
- Commissioner John Romano
- Commissioner Dean Agee
- Commissioner Mikayla Brown
- Commissioner MJ Krankey

#### ABSENT

- Commissioner Clark Breland
- Commissioner Chet LeBlanc

### Minutes Approval

1. Motion to approve the minutes of May 14, 2025.

Motion made by Commissioner Agee, Seconded by Commissioner Romano.

Voting Yea: Chairman Doescher, Commissioner Romano, Commissioner Agee, Commissioner Brown, Commissioner Krankey

**APPROVED**

### Action Items

2. **STECKOL**—Application for Variance to the Zoning Ordinance Submitted by Susan Steckol. The applicants want to demolish the existing dwelling and construct a new dwelling on the property. The applicants are requesting a 15' variance, resulting in a 10' setback to the front yard. The property is located at 259 Washington Street, Parcel Number 149M-2-30-105.000, 275 THIRD WARD BAY ST LOUIS and is zoned R-2 Residential Two Family District.

John Bezou Sr. spoke representing the application

John Schneider spoke with concerns

Anita Warner spoke in favor

Motion made by Commissioner Krankey, Seconded by Commissioner Romano.

Voting Yea: Chairman Doescher, Commissioner Romano, Commissioner Agee, Commissioner Brown, Commissioner Krankey

**APPROVED**

- 3. **MURPHY** - Application for a variance to the parking requirements of the Zoning Ordinance submitted by Christina Murphy. The applicant intends to demolish the existing building and construct a new building. The applicant is requesting to be allowed 9' by 18' parking spaces to the required parking space size of 10' by 20' for new business construction. The property is located on 1151 HWY 90. Parcel 137L-0-35-007.000, PT 2ND WARD BAY ST LOUIS. The property is zoned C-3 Highway Commercial Business District.

Christina Murphy spoke representing the application.

Motion to deny the application

Motion made by Commissioner Brown, Seconded by Commissioner Agee.

Voting Yea: Commissioner Agee, Commissioner Brown, Commissioner Krankey

Voting Nay: Chairman Doescher, Commissioner Romano

**APPROVED**

- 4. **\*WITHDRAWN\* 299 SECOND STREET LLC** - Application for Special Exception to the Zoning Ordinance submitted by 299 Second Street LLC. The applicant requests a special exception for the use of a STUDIO FOR PROFESSIONAL WORK OF TEACHING OF FINE ARTS by special exception in an R-3 Multi-Family District. The property is located at 299 South Second Street, Bay St Louis. Parcel 149L-0-29-144.000 ; 183 SECOND WARD BAY ST LOUIS; The property is zoned R-3 Multi-Family District.

- 5. **THERIOT** - Application for Variance to the Zoning Ordinance submitted by Shane Theriot. The applicant has constructed an 8' privacy fence. The applicant is requesting a variance of 2' to the fence height requirement, resulting in an 8' fence. The property is located at 321 St George Street. Parcel 149F-0-29-177.000; PT 375 1ST WARD BAY ST LOUIS. The property is zoned R-2 Residential Two Family District.

Shane Theriot spoke representing the application

Doug Netherland, Bob Garland and Lloyd Boudreaux spoke in favor.

*Motion to deny the application for variance*

Motion made by Commissioner Agee, Seconded by Commissioner Brown.

Voting Yea: Chairman Doescher, Commissioner Agee, Commissioner Brown

Voting Nay: Commissioner Romano, Commissioner Krankey

**APPROVED**

**Adjourn**

- 6. Motion to adjourn the meeting of June 11, 2025.

Motion made by Commissioner Krankey, Seconded by Commissioner Romano.

Voting Yea: Chairman Doescher, Commissioner Romano, Commissioner Agee,

Commissioner Brown, Commissioner Krankey

**APPROVED**

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Amy Doescher, Chairman

Date

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Caitlin Bourgeois, Secretary

Date

**TO:** Planning and Zoning Commission  
City of Bay St. Louis

**RE:** 947 Old Spanish Trail  
Parcel 137K-2-36-009.000  
PT FRACTIONAL SECTION 36

**HEARING DATE:** July 9, 2025

I have reviewed the application for Special Exception submitted by Lorenzo and Jessica Jackson. The property is located at 947 Old Spanish Trail. It is zoned R-1 Single Family Residential, where accessory dwellings are only allowed by special exception on parcels exceeding 15,000 square feet.

The applicant is requesting the following:

- 1) A special exception to allow an accessory dwelling on the parcel.

It is important to note that the property currently has two dwellings. In 2015, the dwelling in the rear was permitted by the Bay St. Louis Building Department; however, the prior owner did not obtain a special exception from the City Council, as required. This appears to have been an administrative oversight when the permit was issued in 2015.

The administration recommends approving the special exception.

- The property exceeds 2 acres in size, well above the 15,000 sq ft minimum
- The dwelling in the rear was properly inspected during construction and complies with building codes
- Approval will correct a procedural error made more than a decade ago and properly permit the dwellings for the current property owners

**Jeremy L Burke**  
Zoning Administrator

APPLICATION FOR SPECIAL EXCEPTION TO THE ZONING ORDINANCE

Please complete this form in its entirety; failure to do so may cause a delay in the submittal of your application to the Planning and Zoning Commission.

The following information is required before this application will be submitted to the Planning and Zoning Commission for consideration.

OWNER: Lorenzo + Jessica Jackson

ADDRESS: 947 Old Spanish Trl

BSL, MS 39520

PHONE: 985-515-4310

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE

\_\_\_\_\_

1. Legal description of property to be considered for variance as described in the Hancock County tax rolls:

PT FRACTIONAL

2. Parcel number(s) as described in the Hancock County tax rolls:

B7K-2-36-009.000

3. Present Zoning: R1

4. Present use of building/property: residential - family home

5. Application fee of \$100 (Residential): #00539643

Application fee of \$200 (Commercial): \_\_\_\_\_

Please submit the following documentation with your application:

### Article XIII

#### 1303 APPEALS, HEARING AND NOTICE

Every appeal or application shall refer to the specific provision of the ordinance involved and shall set forth the interpretation that is claimed, the use for which a special exception is sought, or the details of the variance that is applied for and the case may be, and accompanied by a plat or plan, drawn to scale, showing the actual dimensions of the parcel of land to be built upon and used, the size of any building to be erected, and the location of the building upon the lot, the materials to be used and other such information as may be deemed necessary to provide full information regarding intended use. The Municipal Clerk shall forthwith transmit the appeal or application to the Commission together with all papers constituting the record upon which the action appealed from was taken.

#### 1305.2 SPECIAL EXCEPTIONS

A special exception shall not be recommended unless:

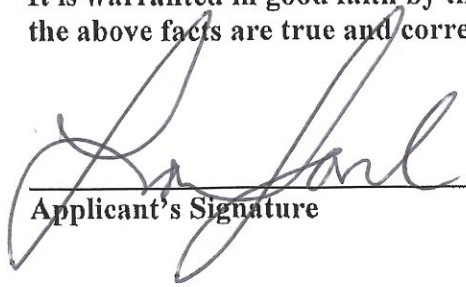
1. The special exception shall be oriented and landscaped to produce a harmonious relationship of buildings and grounds to adjacent buildings and properties.
2. The special exception shall produce a total visual impression and environment which is consistent with the environment of the neighborhood.
3. The proposed use will not be detrimental to the use or development of adjacent properties or other neighborhood uses.
4. The proposed use will not be affected adversely by the existing uses.
5. The proposed use will be placed on a lot of sufficient size to satisfy the space requirements of said use.
6. The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement, noise, or fume generation or type of physical activity.
7. Utilities and fire protection services with reference to the location and the use shall be available and adequate.

1. The use for which a Special Exception is sought Accessory dwelling  
Allow accessory dwelling on lot over 15,000 sqft in R1.
2. Grounds upon which it is claimed that the Special Exception shall be granted:  
to get the property back into compliance
3. A plat or plan, drawn to scale, showing the actual dimensions of the parcel of land to be built upon.
5. Size of building to be erected, and the location of the building upon the lot.
6. Materials to be used (Exterior Finish) and other such information as may be deemed necessary to provide full information regarding intended use.
7. Is the property in question in a sub-division? NO

8. If the property in question is within a sub-division, is there an existing covenant running with the land? N/A

9. If the answer to question 8 is yes, please state the book and page numbers where the stated restrictive covenants are filed in the Chancery Clerks Office of Hancock County. Book Number \_\_\_\_\_ Page Number \_\_\_\_\_

It is warranted in good faith by the owner whose name is signed hereto that all of the above facts are true and correct.

  
\_\_\_\_\_  
Applicant's Signature

6-12-25  
\_\_\_\_\_  
Date

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**FOR OFFICE USE ONLY**

Date of Application received: \_\_\_\_\_

Item # 2.

137K-2-36-009.000

**Parcel Number:** 137K-2-36-009.000

**Owner Name:** JACKSON LORENZO

ETAL

**Owner Address:** 947 OLD SPANISH TRAIL

**Owner City, State ZIP:** BAY ST LOUIS, MS 39520

**Physical Address:** 947 OLD SPANISH TRAIL

**Improvement Type:** RES

**Year Built:** 1964

**Base Area:** 1870

**Adjusted Area:** 2263

**Actual Total Value:** 178098

**Taxable Total Value:** 0

**Estimated Tax:** 1234.11

**Homestead Exemption:** Yes

**Deed Book:** 2023

**Deed Page:** 991

**Legal Description 1:** PT FRACTIONAL SECTION 36

**Legal Description 2:**

**Legal Description 3:**

**Legal Description 4:**

**Legal Description 5:**

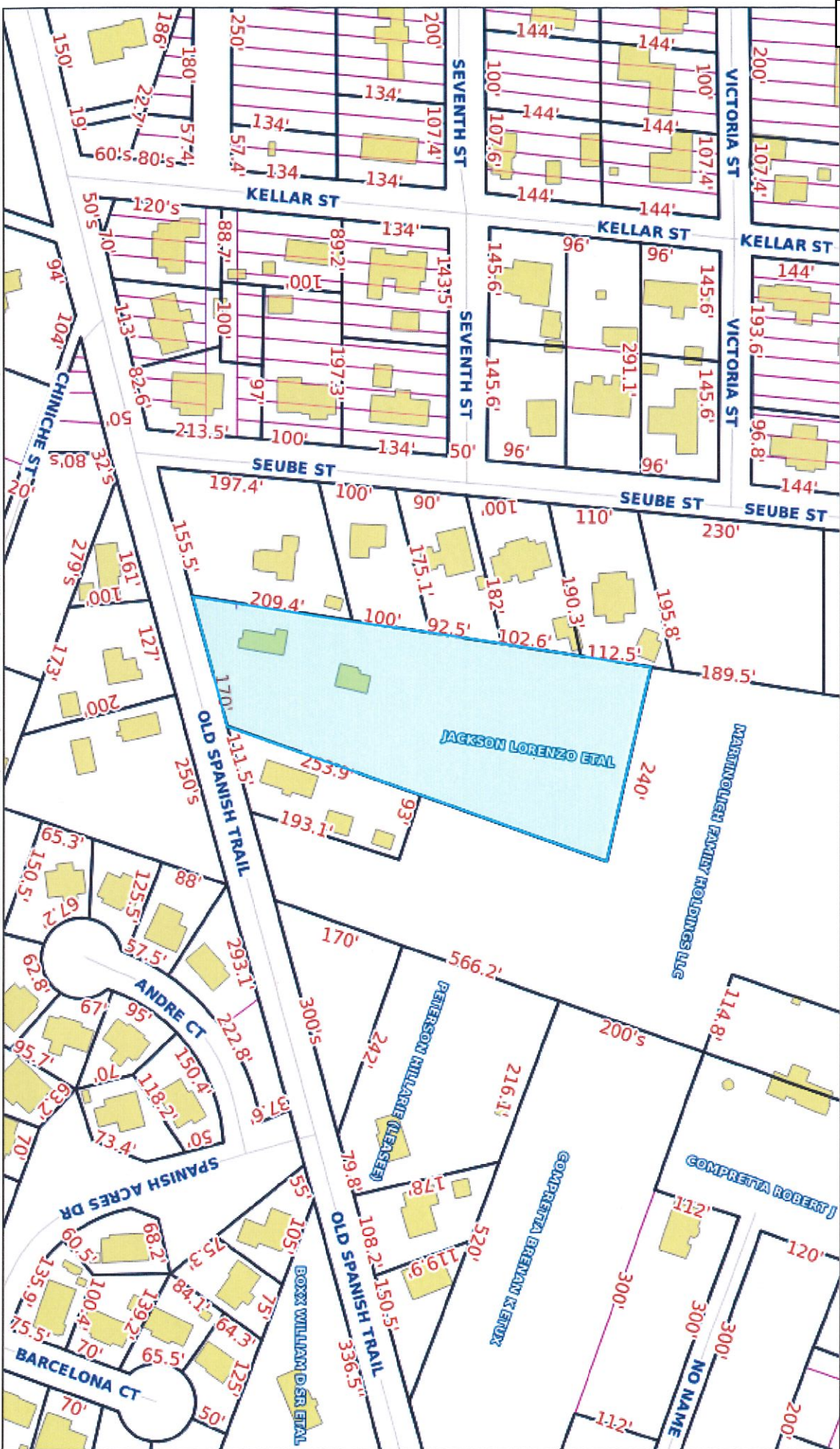
**Legal Description 6:**

**Longitude:** 0

**Latitude:** 0

**Square Footage:** 107908.83

# Geoportail Map



**DISCLAIMER:** Any user of this map product accepts its faults and assumes all responsibility for the use thereof, and further agrees to hold Hancock County harmless from and against any damage, loss or liability arising from any use of the map product. Users are cautioned to consider carefully the provisional nature of the maps and data before using it for decisions that concern personal or public safety or the conduct of business that involves monetary or operational consequences. Conclusions drawn from, or actions undertaken, on the basis of such maps and data, are the sole responsibility of the user.



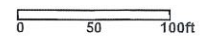


x,y

**Parcels**  
**137K-2-36-**  
**009.000**

Parcel Number: 137K-2-36-009.000  
 Owner Name: JACKSON LORENZO ETAL  
 Owner Address: 947 OLD SPANISH TRAIL  
 Owner City, State ZIP: BAY ST LOUIS, MS 39520  
 Physical Address: 947 OLD SPANISH TRAIL  
 Improvement Type: RES  
 Year Built: 1964  
 Base Area: 1870  
 Adjusted Area: 2263  
 Actual Total Value: 178098  
 Taxable Total Value: 0  
 Estimated Tax: 1234.11  
 Homestead Exemption: Yes

Close Export



Bay St Louis Zoning Department  
688 Highway 90  
Bay St Louis, MS 39520  
(228) 466-5516

SKETCH PLAT APPLICATION

Name of Owner(s): Bay Saint Louis Homes & Properties, LLC

Address of Owner: 724 Dunbar Ave., Bay St. Louis, MS 39520

Phone Number: 225-931-8070 & 228-896-6768

Email: hscotthouma@yahoo.com & booby.h@heinrichassociates.net

Tax Parcel Number(s): 137R-0-44-051.000, 137-0-44-050.000, and 137R-0-44-049.000

General Location of Property Involved: Located on Old Spanish Trail Road in Bay Saint Louis, MS.

The subject property is located between St. Charles St., Spanish Acres Dr.

Application Fee \$250: ✓ (CHECK #000101)

See Article III Section 301 (Procedure for Approval of the Sketch Plat) in the Subdivision Regulations of City Bay St Louis, Mississippi

Required Attachments:

- 8 scaled 24"X36" copies of the sketch plat and PDF of the proposed subdivision

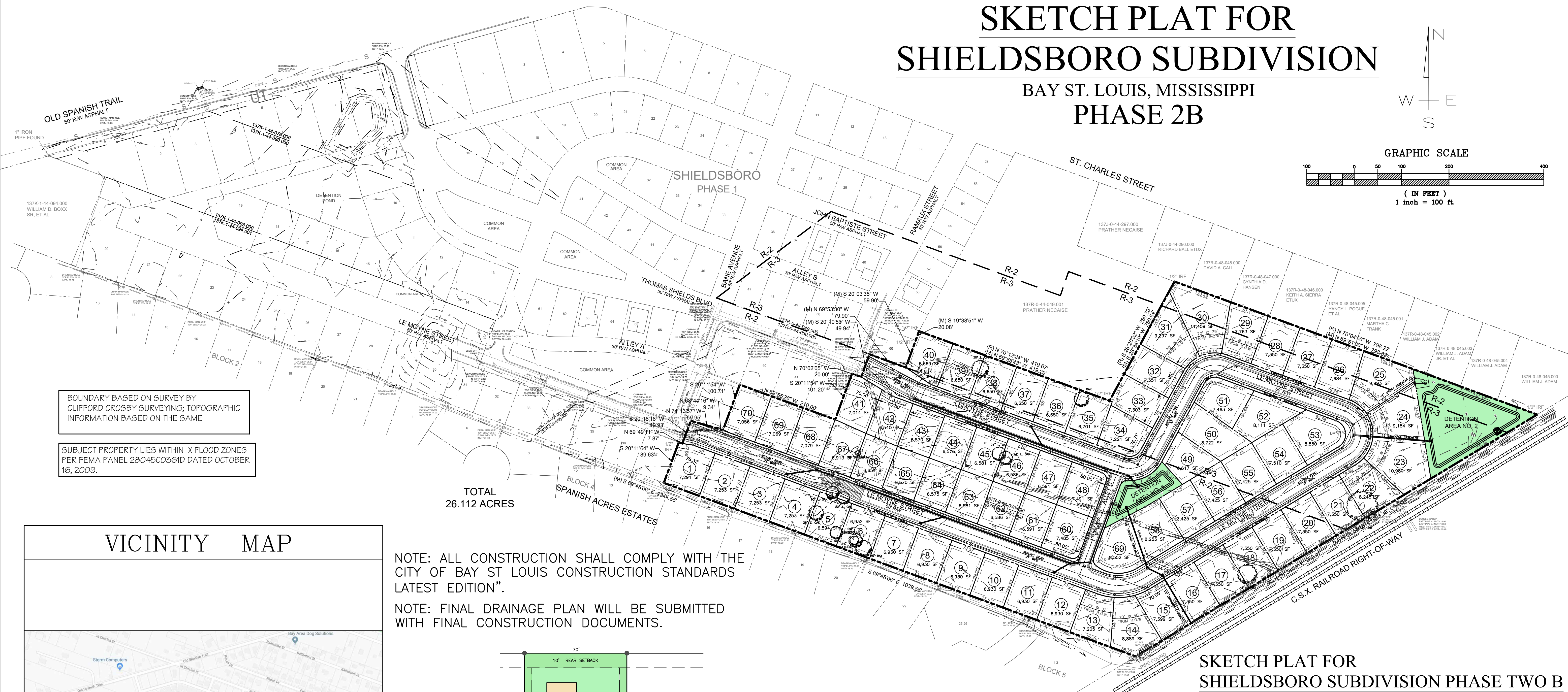
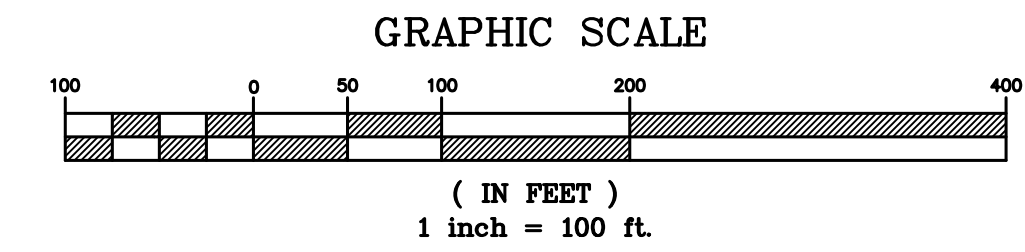
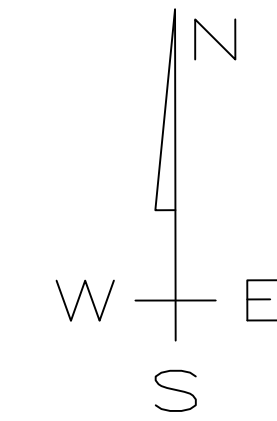
  
\_\_\_\_\_  
Signature of Applicant

5/27/25  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Applicant

# SKETCH PLAT FOR SHIELDSBORO SUBDIVISION PHASE 2B

BAY ST. LOUIS, MISSISSIPPI

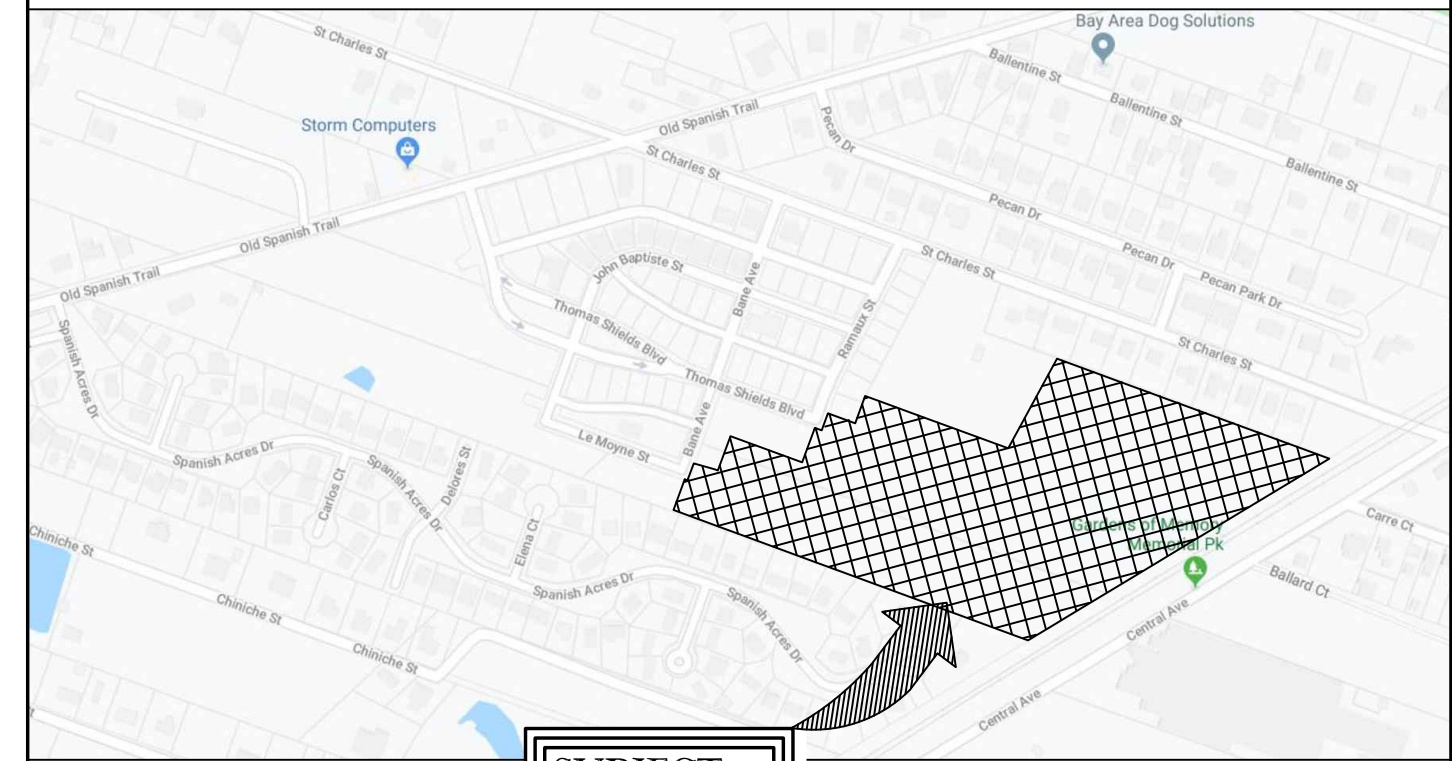


BOUNDARY BASED ON SURVEY BY CLIFFORD CROSBY SURVEYING; TOPOGRAPHIC INFORMATION BASED ON THE SAME

SUBJECT PROPERTY LIES WITHIN X FLOOD ZONES PER FEMA PANEL 28045C0361D DATED OCTOBER 16, 2009.

TOTAL 26.112 ACRES

## VICINITY MAP



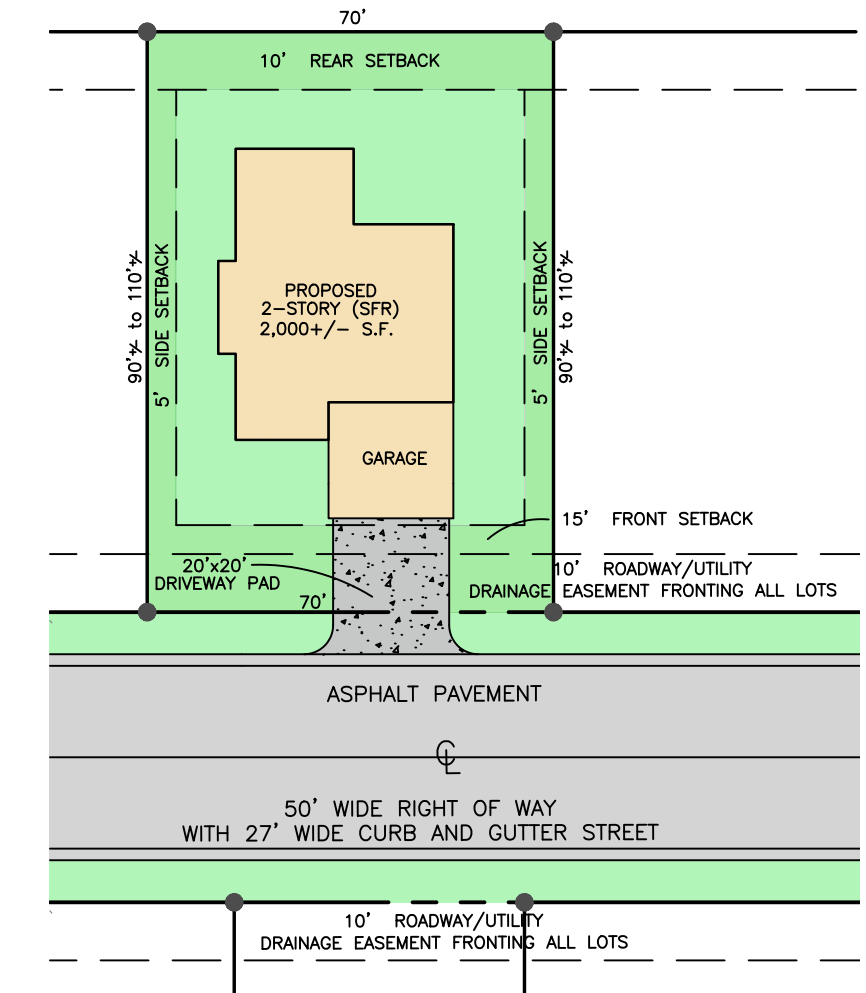
SUBJECT PROPERTY



N.T.S.

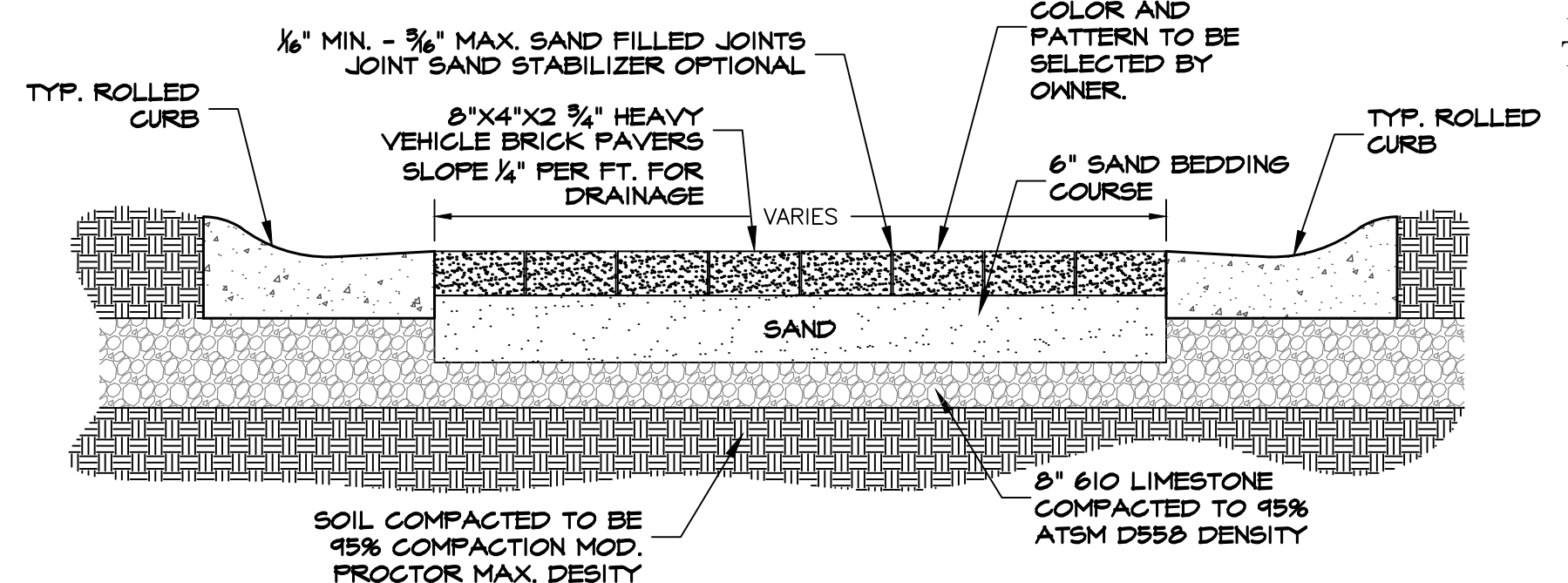
NOTE: ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF BAY ST LOUIS CONSTRUCTION STANDARDS LATEST EDITION".

NOTE: FINAL DRAINAGE PLAN WILL BE SUBMITTED WITH FINAL CONSTRUCTION DOCUMENTS.



## TYPICAL LOT SIZE

SCALE: N.T.S.



## BRICK PAYER DETAIL

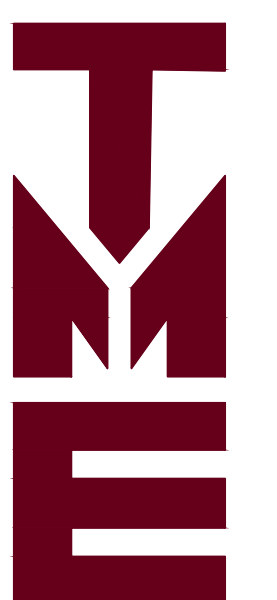
N.T.S.

## SKETCH PLAT FOR SHIELDSBORO SUBDIVISION PHASE TWO B

BAY ST. LOUIS, MISSISSIPPI  
OWNER: BAY ST. LOUIS HOMES & PROPERTIES, LLC.  
ADDRESS: 724 DUNBAR AVENUE BAY ST. LOUIS, MS 39520  
TOTAL ACRES - 16.06+/- ACRES  
TOTAL LOTS - 70 RESIDENTIAL HOMES

NOTE: NO ON SITE SUPERVISION OR INSPECTIONS ARE PROVIDED WITH THE USE OF THESE PLANS BY THE DESIGNER. BUILDER/CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, CONDITIONS, AND SIZES OF COMPONENTS ALONG WITH SITE CONDITIONS BEFORE STARTING CONSTRUCTION. BUILDER/CONTRACTOR SHALL SEE THAT CONSTRUCTION IS IN CONFORMANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (I.B.C.) AND WITH THE COUNTY/CITY BUILDING INSPECTOR. THE USE OF THESE PLANS FOR CONSTRUCTION SHALL BE EVIDENCE THAT THE REQUIREMENTS STATED ARE ACCEPTED BY THE BUILDER/CONTRACTOR.

BEFORE UNDERTAKING EACH PART OF THE WORK, THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE PLANS & SPECIFICATIONS AND CHECK AND VERIFY PERTINENT FIGURES SHOWN THEREON AND ALL APPLICABLE FIELD MEASUREMENTS. IF ANY CONFLICTS, ERRORS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED EITHER ON THE CONSTRUCTION DOCUMENTS OR IN THE FIELD, THE CONTRACTOR SHALL PROMPTLY REPORT IN WRITING TO THE ENGINEER OR HIS REPRESENTATIVE BEFORE PROCEEDING WITH ANY WORK AFFECTED THEREBY.



Terry Moran & Associates, PLLC

Terrill J. Moran, P.E., P.L.S.

1806 23rd Ave., Suite B  
Gulfport, MS 39501

PH 228.896.4733  
FAX 228.896.6768

In Association With

**HEINRICH & ASSOCIATES**  
RESIDENTIAL & COMMERCIAL DESIGN  
1806 23rd Avenue, Suite B, Gulfport, MS 39501  
PH (228) 896-0768

LOT LAYOUT WITH EXISTING TREES  
SHIELDSBORO PHASE 2B  
BAY ST LOUIS, MS

Sheet 5-5-25  
Date  
Drawn By S.G.C.  
Check By R.B.H.  
Project

Sheet CO  
Project No 23-056

## LOT LAYOUT WITH EXISTING TREES

SCALE: 1" = 100'-0"



**DEPARTMENT OF THE ARMY**  
U.S. ARMY CORPS OF ENGINEERS, MOBILE DISTRICT  
P.O. BOX 2288  
MOBILE, AL 36628-0001

January 13, 2025

South Mississippi Branch  
Regulatory Division

SUBJECT: Department of the Army Jurisdictional Determination, File Number SAM-2023-01083-KPJ, Henry C. Scott, Jr., Shieldsboro Phase II, Hancock County, Mississippi

Statewide Investment Properties, LLC  
Attention: Mr. Henry C. Scott, Jr.  
Email Address: [hscotthouma@yahoo.com](mailto:hscotthouma@yahoo.com)  
11471 Spring Lane  
Biloxi, Mississippi 39532

Dear Mr. Scott:

Reference is made to your request for a Department of the Army (DA) Approved Jurisdictional Determination (AJD) for an approximately 26.1-acre review area in Bay St. Louis, Mississippi. This project has been assigned File Number SAM-2023-01083-KPJ, which should be referred to in all future correspondence with this office concerning this project. The project is located between Old Spanish Trail, St. Charles Street, and Central Avenue (and CSX rail line); within Section 44, Township 8 South, Range 14 West; approximate center coordinates are Latitude 30.303254° North and Longitude 89.348475° West; in Bay St. Louis, Hancock County, Mississippi.

Based on our review of the information and wetland determination data forms your agent furnished, other desktop information available to our office, and a site visit conducted on January 22, 2024, we have completed an AJD for the site. Attached is an AJD Memorandum for Record (MFR) that describes the features identified on the site that are subject to the jurisdiction of the U.S. Army Corps of Engineers (USACE). Please be advised that this determination reflects current policy and regulation.

The features identified as P1, P2, P3, D1, and W1 as depicted on the attached "Wetland Delineation Map" are not waters of the United States and therefore are not subject to DA jurisdiction. The attached AJD MFR further describes these areas. Please be advised that this jurisdictional determination reflects current policy regulation and is valid for a period of **five (5) years** from the date of this letter. If after the five-year period this jurisdictional determination has not been specifically revalidated by the US Army Corps of Engineers, it shall automatically expire. If the information you have submitted, and on which the USACE has based its determination is later found to be in error, this decision may be revoked.

This letter contains an AJD MFR for the requested subject area. If you object to this determination, you may request an administrative appeal under USACE regulations at 33 CFR Part 331. Attached you will find a Notification of Administrative Appeal Options (NAO) and Process and Request for Appeal (RFA) form. If you request to appeal this determination, you must submit a completed RFA for to the USACE, South Atlantic Division Office at the following mailing address and e-mail address: Swade Hammond, Regulatory Review Officer (acting), 60 Forsyth Street Southwest, Floor M9, Atlanta, Georgia 30303; [Swade.D.Hammond@usace.army.mil](mailto:Swade.D.Hammond@usace.army.mil).

In order for an RFA to be accepted by the USACE, the USACE must determine that it is complete, that it meets the criteria for appeal under 33 CFR Pat 331.5, and that it has been received by the Division Office within **60 days** of the date of the NAP. It is not necessary to submit an RFA form to the Division Office if you do not object to the determination in this letter.

The statements contained herein do not convey any property rights or any exclusive privileges, and do not authorize any injury to property or obviate the requirements to obtain other federal, state, or local authorizations required by law for the activities discussed above. If the scope of work of your project changes, you are urged to contact this office for a verification of this determination.

The delineation included herein has been conducted to identify the location and extent of the aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This delineation may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should discuss the applicability of an NRCS Certified Wetland Determination with the local USDA service center, prior to starting work.

If you intend to sell property that is part of a project that requires DA authorization, it may be subject to the Interstate Land Sales Full Disclosure Act. The Property Report, required by Housing and Urban Development Regulation, must state whether or not a permit for the development has been applied for, issued, or denied by the USACE (Part 320.3(h) of Title 33 of the Code of Federal Regulations).

An electronic copy of this letter is being provided to your agent, Mitch Tinsley, of Ecological Asset Management, LLC, at [mitch@ecologicalasset.com](mailto:mitch@ecologicalasset.com).

If you have any questions, please contact me at (251)232-5125 or [karen.p.jordan@usace.army.mil](mailto:karen.p.jordan@usace.army.mil). For additional information about our Regulatory Program, visit our web site at [www.sam.usace.army.mil/Missions/Regulatory.aspx](http://www.sam.usace.army.mil/Missions/Regulatory.aspx). Also, please take a moment to complete our customer satisfaction survey located near the bottom of the webpage. Your responses are appreciated and will help us improve our services.

Sincerely,

SAHAWNEH.MUN  
THER.NAJI.123071  
1808  
Munther N. Sahawneh  
South Mississippi Branch  
Regulatory Division

Digitally signed by  
SAHAWNEH.MUN.THER.NAJI.12  
30711808  
Date: 2025.01.13 14:13:29  
-06'00'

Attachments



DEPARTMENT OF THE ARMY  
U.S. ARMY CORPS OF ENGINEERS, MOBILE DISTRICT  
P.O. BOX 2288  
MOBILE, AL 36628-0001

South Mississippi Branch

13 January 2025

MEMORANDUM FOR RECORD

SUBJECT: US Army Corps of Engineers (Corps) Pre-2015 Regulatory Regime Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 598 U.S. 651 (2023),<sup>1</sup> SAM-2023-01083-KPJ, Statewide Investment Property, Shieldsboro Subdivision Phase 2, Bay St. Louis, MS (MFR 1 of 1)<sup>2</sup>

BACKGROUND. An Approved Jurisdictional Determination (AJD) is a Corps document stating the presence or absence of waters of the United States on a parcel or a written statement and map identifying the limits of waters of the United States on a parcel. AJDs are clearly designated appealable actions and will include a basis of JD with the document.<sup>3</sup> AJDs are case-specific and are typically made in response to a request. AJDs are valid for a period of five years unless new information warrants revision of the determination before the expiration date or a District Engineer has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.<sup>4</sup> For the purposes of this AJD, we have relied on section 10 of the Rivers and Harbors Act of 1899 (RHA),<sup>5</sup> the Clean Water Act (CWA) implementing regulations published by the Department of the Army in 1986 and amended in 1993 (references 2.a. and 2.b. respectively), the 2008 *Rapanos-Carabell* guidance (reference 2.c.), and other applicable guidance, relevant case law and longstanding practice, (collectively the pre-2015 regulatory regime), and the *Sackett* decision (reference 2.d.) in evaluating jurisdiction.

This Memorandum for Record (MFR) constitutes the basis of jurisdiction for a Corps AJD as defined in 33 CFR §331.2. The features addressed in this AJD were evaluated consistent with the definition of “waters of the United States” found in the pre-2015

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<sup>1</sup> While the Supreme Court’s decision in *Sackett* had no effect on some categories of waters covered under the CWA, and no effect on any waters covered under RHA, all categories are included in this Memorandum for Record for efficiency.

<sup>2</sup> When documenting aquatic resources within the review area that are jurisdictional under the Clean Water Act (CWA), use an additional MFR and group the aquatic resources on each MFR based on the TNW, interstate water, or territorial seas that they are connected to. Be sure to provide an identifier to indicate when there are multiple MFRs associated with a single AJD request (i.e., number them 1, 2, 3, etc.).

<sup>3</sup> 33 CFR 331.2.

<sup>4</sup> Regulatory Guidance Letter 05-02.

<sup>5</sup> USACE has authority under both Section 9 and Section 10 of the Rivers and Harbors Act of 1899 but for convenience, in this MFR, jurisdiction under RHA will be referred to as Section 10.

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regulatory regime and consistent with the Supreme Court's decision in *Sackett*. This AJD did not rely on the 2023 "Revised Definition of 'Waters of the United States,'" as amended on 8 September 2023 (Amended 2023 Rule) because, as of the date of this decision, the Amended 2023 Rule is not applicable in Mississippi due to litigation.

## 1. SUMMARY OF CONCLUSIONS.

- a. Provide a list of each individual feature within the review area and the jurisdictional status of each one (i.e., identify whether each feature is/is not a water of the United States and/or a navigable water of the United States).

<b>Waters Name</b>	<b>Location</b>	<b>Water Size</b>	<b>Type of Aquatic Resource</b>	<b>Geographic Authority</b>
P1 retention/detention pond	30.3049 N, 89.3531 W	0.45 acre	non-jurisdictional preamble water	None
P2 retention/detention pond	30.3033 N, 89.3502 W	0.18 acre	non-jurisdictional preamble water	None
P3 retention/detention pond	30.3033 N, 89.3491 W	0.21 acre	non-jurisdictional preamble water	None
W1 Wetland	30.3033 N, 89.3482 W	7.72 acre	NON-WOTUS Wetland Negative A7	None
D1 Ditch	30.3029 N, 89.3477 W	~ 610 linear feet	NON-WOTUS Tributary NON-RPW A5	None

## 2. REFERENCES.

- a. Final Rule for Regulatory Programs of the Corps of Engineers, 51 FR 41206 (November 13, 1986).
- b. Clean Water Act Regulatory Programs, 58 FR 45008 (August 25, 1993).
- c. U.S. EPA & U.S. Army Corps of Engineers, Clean Water Act Jurisdiction Following the U.S. Supreme Court's Decision in *Rapanos v. United States & Carabell v. United States* (December 2, 2008)
- d. *Sackett v. EPA*, 598 U.S. 651 (2023)
- e. Mobile District's Section 10 waters list.

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3. REVIEW AREA. The 26.1-acre site is located between Old Spanish Trail, St. Charles Street, and Central Avenue (and CSX rail line); within Section 44, Township 8 South, Range 14 West; approximate center coordinates are Latitude 30.303254° North and Longitude 89.348475° West; in Bay St. Louis, Hancock County, Mississippi. Approximately 70% of the site has been cleared for Phase I development of the Shieldsboro Subdivision. There are three man-made retention/detention ponds created in uplands for drainage (P1, P2, and P3). The site is located in a residential area with single family homes and residential roads surrounding the site in all directions. There is a 7.72-acre wetland (W1) located in a topographic depression near the southern border of the site. The wetland is bisected by a man-made ditch (D1). The southern border is bounded by a railroad line atop a berm that is approximately 4 to 6 feet higher in elevation, separated by a parallel ditch. A road ditch and Central Avenue are south of and parallel to the railroad line.
  
4. NEAREST TRADITIONAL NAVIGABLE WATER (TNW), INTERSTATE WATER, OR THE TERRITORIAL SEAS TO WHICH THE AQUATIC RESOURCE IS CONNECTED. The Mississippi Sound, a TNW, is approximately 3.604 feet (0.68 miles) southeast of the project site. The Mississippi Sound is on the Mobile District's Section 10 Waters list and is therefore a TNW.<sup>6</sup>
  
5. FLOWPATH FROM THE SUBJECT AQUATIC RESOURCES TO A TNW, INTERSTATE WATER, OR THE TERRITORIAL SEAS. D1, a non-RPW ditch that extends southeast approximately 610 linear feet on site and intersects a non-RPW railroad ditch at the site boundary/offsite that is parallel to the railroad line. D1 bisects approximately 390 feet of W1. Water from W1 would flow along the final approximately 220 feet of D1 to the intersection with the non-RPW railroad ditch. From the intersection of D1 and the railroad ditch, water flows through the railroad ditch for 263 feet north/northeast to two hanging culverts that are approximately 2.5 feet above grade of the non-RPW railroad ditch. Water must fill this non-RPW ditch and rise approximately 2.5 feet to discharge through the two hanging culverts that extend approximately 70 feet southeast underneath the railroad line to a non-RPW road ditch on the south side of the railroad line and parallel to Central Avenue. This non-RPW Central Avenue road ditch has a culvert located south of the first, 70-foot-long culvert from the railroad ditch. The Central Avenue road culvert extends 60 feet south under Central Avenue to a RPW canal parallel to Ballard Court. The RPW canal flows parallel to Ballard Court, southward for approximately 1,778 feet, through an approximately 68-foot culvert underneath Third Street, then south to southwest

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<sup>6</sup> This MFR should not be used to complete a new stand-alone TNW determination. A stand-alone TNW determination for a water that is not subject to Section 9 or 10 of the Rivers and Harbors Act of 1899 (RHA) is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where upstream or downstream limits or lake borders are established.

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approximately 1,826 feet to an outfall located on Bay St. Louis Beach on the Mississippi Sound (TNW).

6. SECTION 10 JURISDICTIONAL WATERS<sup>7</sup>: Describe aquatic resources or other features within the review area determined to be jurisdictional in accordance with Section 10 of the Rivers and Harbors Act of 1899. Include the size of each aquatic resource or other feature within the review area and how it was determined to be jurisdictional in accordance with Section 10.<sup>8</sup> N/A
7. SECTION 404 JURISDICTIONAL WATERS: Describe the aquatic resources within the review area that were found to meet the definition of waters of the United States in accordance with the pre-2015 regulatory regime and consistent with the Supreme Court's decision in *Sackett*. List each aquatic resource separately, by name, consistent with the naming convention used in section 1, above. Include a rationale for each aquatic resource, supporting that the aquatic resource meets the relevant category of "waters of the United States" in the pre-2015 regulatory regime. The rationale should also include a written description of, or reference to a map in the administrative record that shows, the lateral limits of jurisdiction for each aquatic resource, including how that limit was determined, and incorporate relevant references used. Include the size of each aquatic resource in acres or linear feet and attach and reference related figures as needed.
  - a. TNWs (a)(1): N/A
  - b. Interstate Waters (a)(2): N/A
  - c. Other Waters (a)(3): N/A
  - d. Impoundments (a)(4): N/A
  - e. Tributaries (a)(5): N/A
  - f. The territorial seas (a)(6): N/A
  - g. Adjacent wetlands (a)(7): N/A

<sup>7</sup> 33 CFR 329.9(a) A waterbody which was navigable in its natural or improved state, or which was susceptible of reasonable improvement (as discussed in § 329.8(b) of this part) retains its character as "navigable in law" even though it is not presently used for commerce, or is presently incapable of such use because of changed conditions or the presence of obstructions.

<sup>8</sup> This MFR is not to be used to make a report of findings to support a determination that the water is a navigable water of the United States. The district must follow the procedures outlined in 33 CFR part 329.14 to make a determination that water is a navigable water of the United States subject to Section 10 of the RHA.

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## 8. NON-JURISDICTIONAL AQUATIC RESOURCES AND FEATURES

- a. Describe aquatic resources and other features within the review area identified as “generally non-jurisdictional” in the preamble to the 1986 regulations (referred to as “preamble waters”).<sup>9</sup> Include size of the aquatic resource or feature within the review area and describe how it was determined to be non-jurisdictional under the CWA as a preamble water.

P1, P2, and P3 are settling basins created in uplands during land clearing and development for purposes of collecting stormwater runoff. P3 was created post-Hurricane Katrina, approximately in the summer of 2007 during the land clearing and the development of Phase I of the Shieldsboro Subdivision. P2 appears to have been created in approximately 2010 when roads and houses appeared in the subdivision. The clearing of the land prompted the development of P3, however the increased stormwater runoff due to an increase in impervious surfaces from the housing and roads prompted the development of P2 and the creation of a man-made ditch (D1) connected to P3. Phase II of the Shieldsboro Subdivision prompted the development of P1 between 2019 and 2023 due to land clearing. In accordance with the preamble to the 1986 regulations, the agencies generally do not consider the waters as jurisdictional: “Artificial lakes or ponds created by excavating and/or diking dry land to collect and retain water and which are used exclusively for such purposes as stock watering, irrigation, settling basins, or rice growing.” Therefore, these three settling basins, P1, P2, and P3 are not jurisdictional waters of the U.S.

- b. Describe aquatic resources and features within the review area identified as “generally not jurisdictional” in the *Rapanos* guidance. Include size of the aquatic resource or feature within the review area and describe how it was determined to be non-jurisdictional under the CWA based on the criteria listed in the guidance. N/A
- c. Describe aquatic resources and features identified within the review area as waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of CWA. Include the size of the waste treatment system within the review area and describe how it was determined to be a waste treatment system. N/A
- d. Describe aquatic resources and features within the review area determined to be prior converted cropland in accordance with the 1993 regulations (reference

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<sup>9</sup> 51 FR 41217, November 13, 1986.

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- 2.b.). Include the size of the aquatic resource or feature within the review area and describe how it was determined to be prior converted cropland. N/A
- e. Describe aquatic resources (i.e. lakes and ponds) within the review area, which do not have a nexus to interstate or foreign commerce, and prior to the January 2001 Supreme Court decision in “*SWANCC*,” would have been jurisdictional based solely on the “Migratory Bird Rule.” Include the size of the aquatic resource or feature, and how it was determined to be an “isolated water” in accordance with *SWANCC*. N/A
- f. Describe aquatic resources and features within the review area that were determined to be non-jurisdictional because they do not meet one or more categories of waters of the United States under the pre-2015 regulatory regime consistent with the Supreme Court’s decision in *Sackett* (e.g., tributaries that are non-relatively permanent waters; non-tidal wetlands that do not have a continuous surface connection to a jurisdictional water).

D1 is an onsite ditch, a non-RPW tributary, approximately 610 linear feet in length. D1 is connected to P3 (described in 8.a) by an approximately 60-foot culvert. The ditch begins in uplands at P3, flows southeast and bisects approximately 390-feet of W1, and flows to the edge of the site boundary/offsite and intersects at 90 degrees with a non-RPW railroad ditch. Although the APT for the week prior and leading up to the day of the site visit, January 22, 2024, indicated that conditions were wetter than usual, there was no flowing water in D1. The ditch exhibited several inches of standing water which was attributed to intersecting with the water table. A high amount of leaf litter, sediment on leaves and vegetation in the channel was observed. D1 lacked debris lines, alluvial deposits, or channel structure. The intersection of D1 and the non-RPW railroad ditch does not show any alluvial deposits from D1, nor debris lines or piles. D1 exhibits less than a relatively permanent flow of water and is therefore not a jurisdictional water of the U.S.

W1 is a non-tidal, forested/shrub wetland measuring 7.62 acres located in a topographic low and is bisected by D1, a non-RPW tributary evaluated previously. Specifically, drainage of W1 is topographically driven from higher elevations towards this wetland near the southeast boundary of the site. The southeastern edge of the wetland is bounded by uplands, followed by a non-RPW railroad ditch. D1 bisects W1 for most of its length. The flowpath from W1 to the nearest relatively permanent water is such that water from W1 would flow out along the final 220 feet of D1 onsite to the site boundary/offsite intersection with the the non-RPW railroad ditch. Approximately 263 feet north/northeast of this intersection of D1 and the non-RPW railroad ditch there are two hanging

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culverts that are approximately 2.5 feet above grade of the non-RPW railroad ditch. The railroad ditch is approximately 10 feet wide and five feet deep. Water must fill this non-RPW ditch and rise approximately 2.5 feet to discharge through the two hanging culverts to flow through the approximately 70-foot-long culverts under the railroad to the Central Avenue non-RPW roadside ditch and then into a 60-foot culvert that flows south under Central Avenue to the RPW canal leading to the TNW approximately 0.70 miles downstream. The distance between W1 and the requisite downstream water is approximately 613 feet through non-RPW connections (220-feet through D-1, 263-feet through the railroad ditch to two hanging culverts, 70 feet through the hanging culverts to a roadside ditch, and 60 feet through a road culvert) to a RPW canal. The length of the non-RPW connections is exacerbated by the fact that water in the second non-RPW connection (railroad ditch) must rise approximately 2.5 feet to discharge into the third non-RPW connection. Together, the length of non-RPW connections and the hanging culverts impairs the continuous surface connection to a downstream requisite water.

In addition, there are four culverts in uplands, between the railroad ditch and W-1 spaced out northeast to southwest along the edge of the parcel. Upland culvert 1 is approximately 180 feet southwest of the intersection of D1 and the railroad ditch. Waters from W1 would need to rise and flow via sheet flow over uplands to reach the elevation of the inverted culverts to discharge into the non-RPW railroad ditch. The water in W1 would need to rise approximately 6 inches to reach the intake of upland culvert 1. The outflow of upland culvert 1 is at grade with the non-RPW railroad ditch. Approximately 2-3 inches of water was observed in the railroad ditch southwest of the intersection with D1. At this junction, the water was stained with iron oxidizing bacteria, vegetation was observed growing in the culvert and ditch, and neither ditch nor culvert displayed any recent flow of water (debris lines or piles). Upland culverts 2, 3, and 4 are approximately 300 to more than 550 feet northeast of the intersection of D1 and the railroad ditch. Waters from W1 would need to sheetflow over uplands and rise approximately 18 inches or more to reach the inverted elevations of these upland culverts to discharge into the non-RPW railroad ditch. The outflow of upland culverts 2, 3, and 4 are approximately 3 feet above grade of the non-RPW railroad ditch. The area where these three culverts joined the non-RPW railroad ditch were dry, sandy, and included vegetation.

The APT indicated wetter than normal conditions one week prior to the Corps' site visit through the day of the site visit. However, there were no indicators of water flow. The location of the intakes of the upland culverts, were covered in leaves, dry, showed no water stains nor sediment deposition. In total, the four culverts begin in uplands, are set higher than seasonal high waters, and do not

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allow for a continuous surface connection to a downstream water. Water would only discharge under abnormal circumstances.

Based on the field observations and site conditions described above, and in light of recent joint memos, NWK-2024-00392 and NWK-2022-00809, it is determined that W1 does not have a continuous surface connection to a downstream jurisdictional water, thus, it is not jurisdictional.

9. DATA SOURCES. List sources of data/information used in making determination. Include titles and dates of sources used and ensure that information referenced is available in the administrative record.
  - a. Site Visit; January 22, 2024; MFR Photolog added to AR January 30, 2024.
  - b. Office evaluation; January 8, and 23-30, 2024.
  - c. USACE Antecedent Precipitation Tool (APT), results of April 9, 2024, show normal conditions for the wetland delineation date. Results of the APT for January 16, 2024, indicate wetter than normal conditions approximately one week prior to the site visit, results for January 21, 2024 (day before site visit) indicate wetter than normal conditions, and results for January 22, 2024, (day of site visit) show wetter than normal conditions.
  - d. LIDAR, Hillshade, and DEM data from NRV.
10. OTHER SUPPORTING INFORMATION. Historical imagery from Google Earth shows that the site and surrounding area were heavily impacted by Hurricane Katrina in 2005. Most of the trees in the southeastern part of the project site were felled during the hurricane. Clean up of the site and surrounding area appeared to begin sometime in 2007. The upland retention/detention ponds appear during this time through approximately 2010 as substantial clearing/leveling/cleanup occurred in the area. D1, a non-RPW drainage ditch appears sometime between 2008 and 2010.

Consideration was given to joint-decision memos NWK-2024-00392 and NWK-2022-00809 in reference to the distance, type of connections, and flow from W1 to the canal (RPW) south of Central Avenue. Non-RPW ditches and culverts are features that can serve as all or part of a continuous surface connection to a requisite water. Whether singularly or together, these types of features can provide an unimpaired, continuous surface connection to a jurisdictional water.

The specifics of the connection from W1 to the requisite water is stated in 8.f.

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Consideration of the factors together, weak to no indicators of flow frequency and duration for D1, the railroad ditch, and road ditch (all non-RPW ditches), length of the non-RPW connections, in addition to the size of the non-RPW railroad ditch and that water within this ditch must rise approximately 2.5 feet to reach the two hanging culverts before flowing southward to a non-RPW roadside ditch, into a culvert and south to a RPW canal, indicates that, consistent with *Sackett*, these non-permanent waters and culverts do not meet the continuous surface connection requirement for the wetland (W1).

11. NOTE: The structure and format of this MFR were developed in coordination with the EPA and Department of the Army. The MFR's structure and format may be subject to future modification or may be rescinded as needed to implement additional guidance from the agencies; however, the approved jurisdictional determination described herein is a final agency action.

## NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Henry C. Scott, Jr.	File Number: SAM-2023-01083	Date: 01/13/2025
Attached is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
	PERMIT DENIAL WITHOUT PREJUDICE	C
	PERMIT DENIAL WITH PREJUDICE	D
XX	APPROVED JURISDICTIONAL DETERMINATION	E
	PRELIMINARY JURISDICTIONAL DETERMINATION	F

### SECTION I

The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at <https://www.usace.army.mil/Missions/Civil-Works/Regulatory-Program-and-Permits/appeals/> or Corps regulations at 33 CFR Part 331.

**A: INITIAL PROFFERED PERMIT:** You may accept or object to the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

**B: PROFFERED PERMIT:** You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**C. PERMIT DENIAL WITHOUT PREJUDICE: Not appealable**

You received a permit denial without prejudice because a required Federal, state, and/or local authorization and/or certification has been denied for activities which also require a Department of the Army permit before final action has been taken on the Army permit application. The permit denial without prejudice is not appealable. There is no prejudice to the right of the applicant to reinstate processing of the Army permit application if subsequent approval is received from the appropriate Federal, state, and/or local agency on a previously denied authorization and/or certification.

**D: PERMIT DENIAL WITH PREJUDICE: You may appeal the permit denial**

You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**E: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information for reconsideration**

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice means that you accept the approved JD in its entirety and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.
- **RECONSIDERATION:** You may request that the district engineer reconsider the approved JD by submitting new information or data to the district engineer within 60 days of the date of this notice. The district will determine whether the information submitted qualifies as new information or data that justifies reconsideration of the approved JD. A reconsideration request does not initiate the appeal process. You may submit a request for appeal to the division engineer to preserve your appeal rights while the district is determining whether the submitted information qualifies for a reconsideration.

**F: PRELIMINARY JURISDICTIONAL DETERMINATION: Not appealable**

You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also, you may provide new information for further consideration by the Corps to reevaluate the JD.

**POINT OF CONTACT FOR QUESTIONS OR INFORMATION:**

If you have questions regarding this decision you may contact:

Karen P. Jordan  
 CESAM-RD-M  
 USACE Mobile District  
 P.O. Box 2288  
 Mobile, Alabama 36628-0001  
 Karen.P.Jordan@usace.army.mil  
 PM PHONE 251-395-5732

If you have questions regarding the appeal process, or to submit your request for appeal, you may contact:

Swade D. Hammond  
 Regulatory Review Officer, Acting  
 South Atlantic Division  
 60 Forsyth St SW, Floor M9  
 Atlanta, Georgia 30303-8803  
 Swade.D.Hammond@usace.army.mil  
 912-710-1798

**SECTION II – REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT**

**REASONS FOR APPEAL OR OBJECTIONS:** (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. Use additional pages as necessary. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

**ADDITIONAL INFORMATION:** The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

**RIGHT OF ENTRY:** Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15-day notice of any site investigation and will have the opportunity to participate in all site investigations.

<p>_____</p> <p>Signature of appellant or agent.</p>	<p>Date:</p>
<p>Email address of appellant and/or agent:</p>	<p>Telephone number:</p>





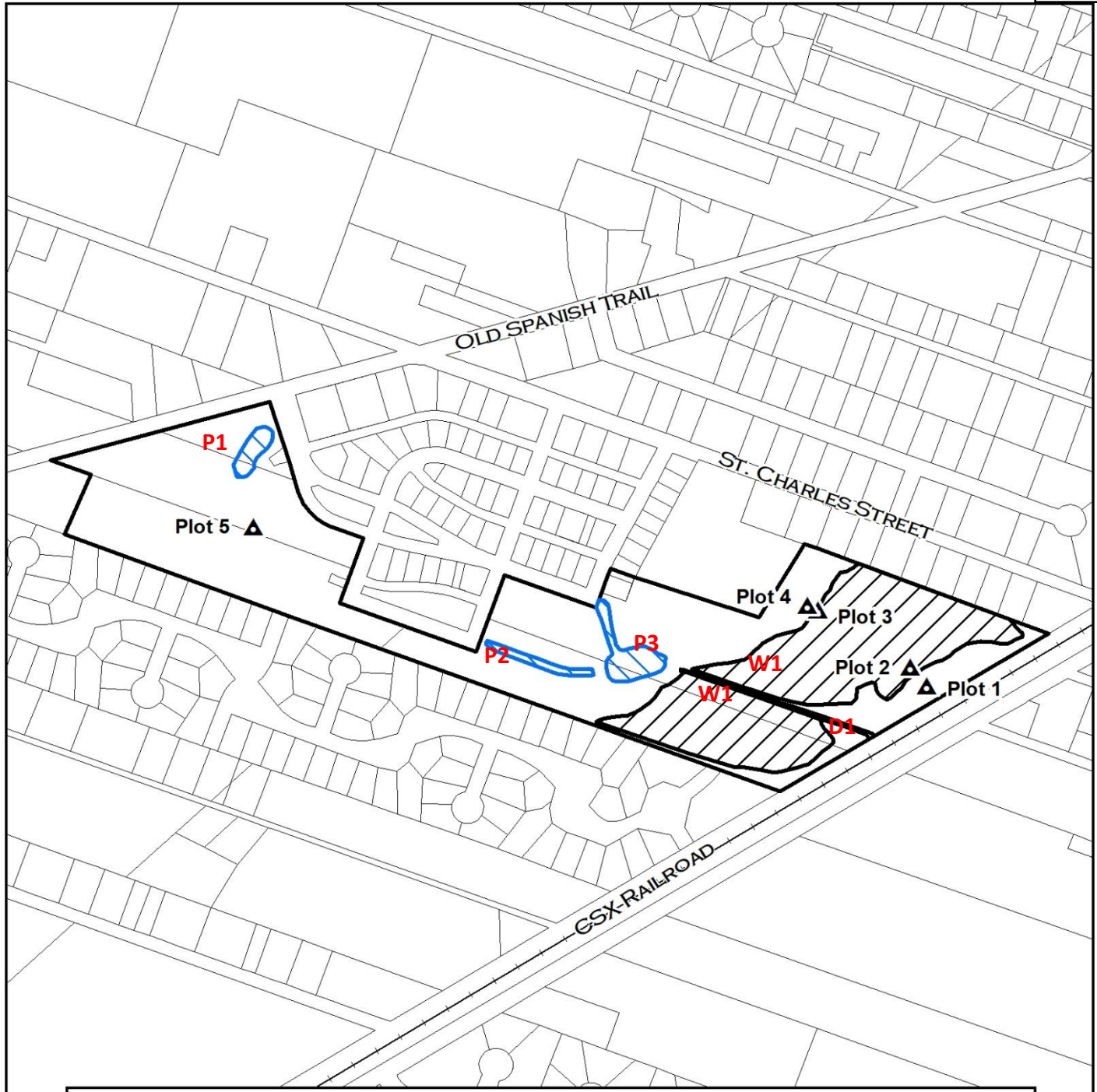
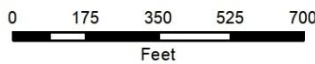
<p>Base Map: ESRI USA Topo Map Source: USGS, NGS &amp; i-cubed Map Date: June 29, 2021</p> 	<p><b>PROJECT LOCATION MAP</b></p>  <p><b>ECOLOGICAL ASSET MANAGEMENT, LLC</b></p>	<p><b>Wetland Delineation for +/- 26.1 ac Area for Shieldsboro Subdivision</b></p> <p>Location: Bay St. Louis, MS Portion of Section 44; Township-8-South; Range-14-West County: Hancock County, MS</p>
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Figure 1: Project Location of the +/- 26.1-acre Shieldsboro Subdivision Phase 2 project area; Bay St. Louis, Hancock County, MS.



Plots	Non Jurisdictional Temporary Detention (+/- 0.84 ac)	Project Boundary (+/- 26.1 ac)
Wetland Area (+/- 7.72 ac)		Hancock Co. Tax Parcels

Base Map: Hancock County Parcels  
 Source: Hancock County, MS  
 & EAM Field Data  
 Map Date: June 29, 2021



**WETLAND DELINEATION  
MAP**



**ECOLOGICAL  
ASSET  
MANAGEMENT, LLC**

**Wetland Delineation  
for +/- 26.1 ac Area  
for Shieldsboro Subdivision**

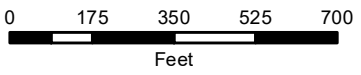
Location: Bay St. Louis, MS  
 Portion of Section 44;  
 Township-8-South; Range-14-West  
 County: Hancock County, MS

Figure 2: Wetland Delineation Map of the +/- 26.1-acre Shieldsboro Subdivision Phase 2 project area; Bay St. Louis, Hancock County, MS



Plots	Non Jurisdictional Temporary Detention (+/- 0.84 ac)	Project Boundary (+/- 26.1 ac)
Wetland Area (+/- 7.72 ac)	Hancock Co. Tax Parcels	

Base Map: 2017 High Res Imagery  
 Source: Hancock Co., MS, MARIS & EAM Field Data  
 Map Date: June 29, 2021



**WETLAND DELINEATION MAP**








**ECOLOGICAL ASSET MANAGEMENT, LLC**


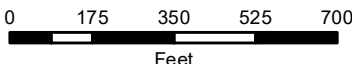
**Wetland Delineation for +/- 26.1 ac Area for Shieldsboro Subdivision**

Location: Bay St. Louis, MS  
 Portion of Section 44;  
 Township-8-South; Range-1-32st  
 County: Hancock County, MS




 Plots	 Non Jurisdictional Temporary Detention (+/- 0.84 ac)	 Project Boundary (+/- 26.1 ac)
 Wetland Area (+/- 7.72 ac)	 Hancock Co. Tax Parcels	

Base Map: USA Topo Map  
 Source: Hancock Co., MS, ESRI & EAM Field Data  
 Map Date: June 29, 2021

**WETLAND DELINEATION MAP**



ECOLOGICAL ASSET MANAGEMENT, LLC

**Wetland Delineation for +/- 26.1 ac Area for Shieldsboro Subdivision**

Location: Bay St. Louis, MS  
 Portion of Section 44;  
 Township-8-South; Range-1-33  
 County: Hancock County, MS

**CITY OF BAY ST. LOUIS**  
**PLANNING AND ZONING APPLICATION PROCEDURES**

1. **Deadline for all applications will not be processed after the 25<sup>th</sup> of each month.**
2. A public hearing is required for all Planning and Zoning applications and shall be scheduled, but not held within four weeks of the date of application is submitted.
3. The applicant shall be notified by mail at least 15 days in advance of the public hearing.
4. A notice shall be mailed not less than 15 days prior to the date of such hearing, to the owner of all properties within a radius of 300 feet of the external boundaries of the property described in the application, using for this purpose the last known address as shown on the tax rolls.
5. Hearing notice shall be posted on the property in question at the City Hall and one other public place at least 15 days prior to the public hearing, and information shall be advertised in a local newspaper with general circulation in the community at least 15 days before the hearing.
6. **Planning and Zoning meetings are scheduled on the last Tuesday of each month.**

  
\_\_\_\_\_  
Applicant's Signature

10-22-20  
\_\_\_\_\_  
Date

**VARIANCE**

### APPLICATION FOR VARIANCE TO THE ZONING ORDINANCE

Please complete this form in its entirety; failure to do so may cause a delay in the submittal of your application to the Planning and Zoning Commission.

The following information is required before this application will be submitted to the Planning and Zoning Commission for consideration.

**OWNER:** Bay St. Louis Homes & Properties, LLC

**ADDRESS:** 724 Dunbar Ave., Bay St. Louis, MS 39520

**PHONE:** 225-931-8070

#### ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE

Lots 31, 52, 53, 54, 55, 59, 60 & 67 of Shieldsboro Subdivision, Phase 1

#### 1. Legal description of property to be considered for variance as described in the Hancock County tax rolls:

Lots 31, 52, 53, 54, 55, 59, 60 & 67 of Shieldsboro Subdivision, Phase 1 ; ALSO INCLUDES

REMAINING OUT PARCELS

#### 2. Parcel number(s) as described in the Hancock County tax rolls:

137J-0-44-346.000, 137J-0-44-347.000, 137J-0-44-348.000, 137J-0-44-349.000, 137J-0-44-350.000

137R-0-44-049.008, 137R-0-44-048.009, 137Q-0-44-212.000 137K-1-44-078.000  
137K-1-44-093.000

3. Present Zoning: R2

137K-1-44-094.001  
137R-0-44-051.000

4. Present use of building/property: Vacant

137R-0-44-050.000  
137R-0-44-049.000

5. Application fee of \$100 (Residential): \_\_\_\_\_

Application fee of \$200 (Commercial): \_\_\_\_\_

**Article XIII**  
**1303 APPEALS, HEARING AND NOTICE**

Every appeal or application shall refer to the specific provision of the ordinance involved and shall set forth the interpretation that is claimed, the use for which a special exception is sought, or the details of the variance that is applied for and the case may be, and accompanied by a plat or plan, drawn to scale, showing the actual dimensions of the parcel of land to be built upon and used, the size of any building to be erected, and the location of the building upon the lot, the materials to be used and other such information as may be deemed necessary to provide full information regarding intended use. The Municipal Clerk shall forthwith transmit the appeal or application to the Commission together with all papers constituting the record upon which the action appealed from was taken.

**Article XIII**  
**1305.3 VARIANCES**

To recommend such variances from the terms of this Ordinance as will not be contrary to the public interest where, owing to special conditions, literal enforcement of the provisions of this Ordinance will in an individual case result in unnecessary hardship, so that the spirit of the Ordinance shall be observed, public safety and welfare secured, and substantial justice be done. Such variance may be granted in such case of unnecessary hardship upon a finding by the City Council that all of the following conditions exist:

- A. There are extraordinary and exceptional conditions which pertain to the particular piece of property in question because of its size, shape, or topography that are not applicable to other lands or structures in the same district.**
- B. The literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located.**
- C. Granting the variance requested will not confer upon the applicant any special privileges that are denied to other residents of the district in which the property is located.**
- D. The requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare.**
- E. The special circumstances are not the result of the actions of the applicant.**
- F. The existence of a nonconforming use of neighboring land, buildings, or structures in the same district or of permitted or nonconforming uses in other districts shall not constitute a reason for the requested variance.**
- G. The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure.**
- H. The variance is not a request to permit a use of land, building, or structure which is not permitted by right or by special exception in the district involved.**

H. The variance is not a request to permit a use of land, building, or structure which is not permitted by right or by special exception in the district involved.

I. Notice of public hearing shall be given as in Section 1305.2(A).

J. The variance can't be transferred to a subsequent owner of the property, if the variance is unused.

K. The grant of a variance shall expire if the variance has not been activated within six (6) months of final approval. "Activation" shall mean obtaining a building permit for the required or necessary construction. In addition, the activation shall not be effective unless the construction is completed within six (6) months of obtaining the building permit. On good cause shown, the Bay St. Louis City Council may extend the above stated time limits for up to a maximum of six (6) months.

Please submit the following documentation with your application:

1. What is the specific provision of the ordinance involved \_\_\_\_\_

2. The use for which a variance is sought SINGLE FAMILY  
RESIDENTIAL HOMES.

3. If request is for a setback variance, please answer the following:

\_\_\_\_\_ Front yard setback requirement  
\_\_\_\_\_ Proposed distance remaining to the property line  
\_\_\_\_\_ Total front yard setback variance needed

\_\_\_\_\_ Side yard setback requirement  
\_\_\_\_\_ Proposed distance remaining to the property line  
\_\_\_\_\_ Total side yard setback variance needed

20' Rear yard setback requirement  
10' Proposed distance remaining to the property line  
10' Total rear yard setback variance needed

4. If request is for a variance other than setback, please answer the following:

\_\_\_\_\_ Required total square footage of lot  
\_\_\_\_\_ Proposed square footage of lot  
\_\_\_\_\_ Total square footage needed to lot

\_\_\_\_\_ Required minimum width of lot  
\_\_\_\_\_ Proposed minimum width of lot  
\_\_\_\_\_ Total variance to minimum lot width needed

\_\_\_\_\_ Required fence height

\_\_\_\_\_ Proposed fence height  
\_\_\_\_\_ Total fence height variance needed

5. Other type(s) of variance needed:

LOT COVERAGE REQUIRED IS 45% ; REQUESTING  
65% LOT COVERAGE FOR A LARGER HOME.

6. A plat or plan, drawn to scale, showing the actual dimensions of the parcel of land to be built upon.

7. Size of any building to be erected, and the location of the building upon the lot.

8. Materials to be used (Exterior Finish) and other such information as may be deemed necessary to provide full information regarding intended use.

9. Is the property in question in a sub-division? YES

10. If the property in question is within a sub-division, is there an existing covenant running with the land? YES (SEE ATTACHED)

11. If the answer to question 9 is yes, please state the book and page numbers where the stated restrictive covenants are filed in the Chancery Clerks Office of Hancock County.

Book Number \_\_\_\_\_ Page Number \_\_\_\_\_

It is warranted in good faith by the owners whose name is signed hereto that all of the above facts are true and correct.

[Signature] 10-22-20  
Applicant's Signature Date

FOR OFFICE USE ONLY

Date of Application received: \_\_\_\_\_

Area, Yard, and Height Requirements

N/A N/A N/A N/A

Lot Type	Type A	Type B	Type C	Type D	Type E	Type F
Primary Use	Single Family Old Spanish Trail	Single Family St. Charles Street	Single Family Interior Lots	Single Family (Townhouse) Interior Lots	Two-Family (Duplex) Interior Lots	Multi-Family (Condo) Interior Lots
Minimum Lot Area SF.	12,000	6,600	4,000	2,100	4,800	N/A
Minimum Front Yard	30	25	10	5	10	5
Minimum Rear Yard	30	20	20	20	20	20
Minimum Side Yard	7.5	5 Note 1	5 Note 1	0 Note 2	5 Note 1	15
Maximum Bldg. Height	35	35	35	35	35	35
Minimum Lot Width	80	60	50	30	60	N/A
Minimum Lot Depth	150	110	80	70	80	N/A

Note 1 - No Fencing allowed adjacent to lots with a 5-foot Side Yard

Note 2 - Ajoining dwellings shall have a common fire wall. A street or minimum 20-foot green space shall separate a maximum of 8 contiguously adjoining dwellings.

N/A - NOT APPLICABLE FOR THIS APPLICATION.

SHIELDSBORO SUBDIVISION PHASE ONE  
APPROVED REQUIREMENTS  
RECORDED IN COVENANTS.

Shieldsboro

Bay St. Louis, Mississippi

Item # 3.  
C.B.L.K.

TERRY MORAN, P.E., P.L.S.  
 617.875.7575 (228) 896-4733  
 BUILDING, MS 39315 FAX (228) 896-4739



HEINRICH & ASSOCIATES  
 RESIDENTIAL & COMMERCIAL DESIGN  
 2170 Colonial Blvd. Suite 104 - 204 - Ocean Springs, MS 39567  
 P: (228) 154-9474 F: (228) 154-9719  
 www.heinrichassociates.net

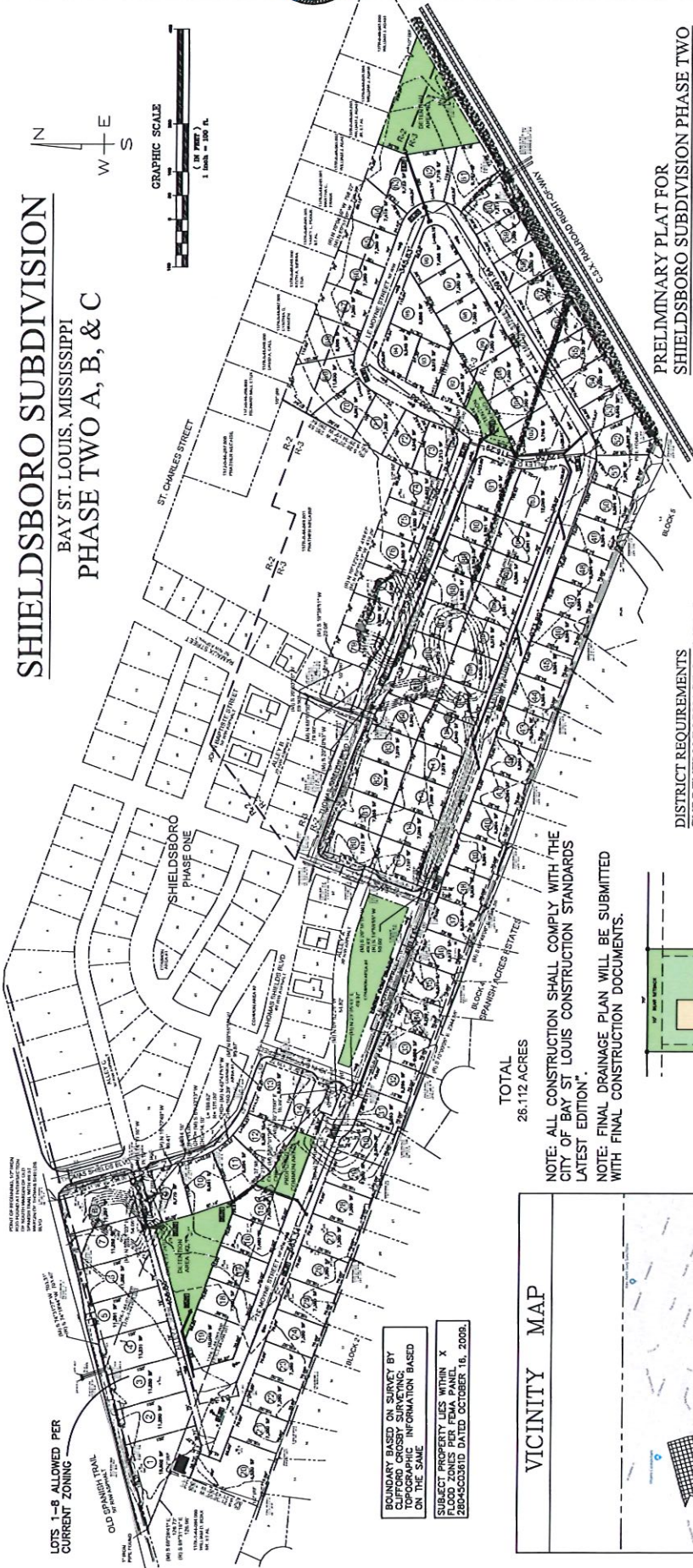
SHIELDSBORO PHASE TWO  
 BAY ST. LOUIS, MS

Sheet 0-006  
 Date: 02-10-20  
 Project: 10-27-20  
 Drawn by: R.H.L.  
 Checked by: J.A.S.

# SHIELDSBORO SUBDIVISION

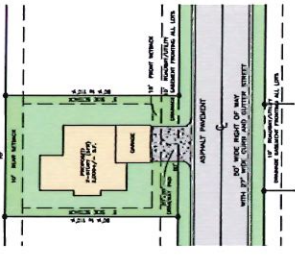
## BAY ST. LOUIS, MISSISSIPPI

### PHASE TWO A, B, & C



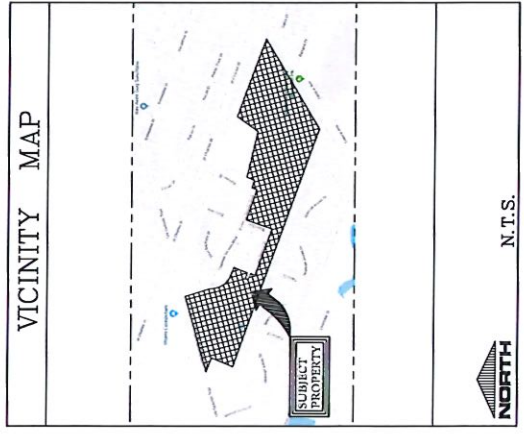
TOTAL  
 26.112 ACRES

NOTE: ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF BAY ST. LOUIS CONSTRUCTION STANDARDS LATEST EDITION.  
 NOTE: FINAL DRAINAGE PLAN WILL BE SUBMITTED WITH FINAL CONSTRUCTION DOCUMENTS.



TYPICAL LOT SIZE

SCALE: 1/8" = 1'-0"  
 NOTE: THE PROPOSED BUILDING SHALL APPLY TO LOTS 31, 32, 33, 34, 35, 36, 37, AND 38 OF SHIELDSBORO COVERAGE FOR THESE LOTS SHALL BE 60%.



VICINITY MAP

N.T.S.

LOT AND STREET LAYOUT

#### PRELIMINARY PLAT FOR SHIELDSBORO SUBDIVISION PHASE TWO

BAY ST. LOUIS, MISSISSIPPI  
 OWNER: BAY ST. LOUIS HOMES & PROPERTIES, LLC  
 ADDRESS: 724 DUNBAR AVENUE BAY ST. LOUIS, MS 39520  
 TOTAL ACRES - 26.11+- ACRES  
 TOTAL LOTS - 114 RESIDENTIAL HOMES

Certificate or preliminary plat approval: A certificate of approval of the preliminary plat by the planning and zoning commission shall be inscribed on the plat as follows:  
 "pursuant to the Land Subdivision Regulations of Bay St. Louis, Mississippi, all the requirements for approval of a preliminary plat having been fulfilled, this preliminary plat was approved by the Bay St. Louis Planning Commission on \_\_\_\_\_, 20\_\_\_\_.  
 This approval does not constitute approval of a final plat or the authority to begin construction of improvements in the subdivision. This certificate of approval shall expire and be null and void on \_\_\_\_\_, 20\_\_\_\_."

Signature: \_\_\_\_\_  
 Secretary, Bay St. Louis Planning Commission.

NOTE: SEE SUPPLEMENTAL FOR ADDITIONAL INFORMATION

#### DISTRICT REQUIREMENTS

CURRENTLY IN PHASE ONE (SINGLE FAMILY):  
 MIN. LOT AREA - 4,000 SQ. FT.  
 LOT WIDTH - 50' / LOT DEPTH - 80'  
 FYSB - 10'  
 SYSB - 5'  
 RYSB - 20'

#### R-2 DISTRICT REQUIREMENTS (SINGLE FAMILY)

MIN. LOT AREA - 10,500 SQ. FT.  
 LOT WIDTH - Allowed 75'; Proposed - 70' @ Build Line  
 FYSB - Allowed - 25'; Proposed - 15'  
 SYSB - Allowed - 8'; Proposed - 5'  
 RYSB - Allowed - 20'; Proposed - 10'  
 Max. Lot Coverage - 45%; Proposed - 65%

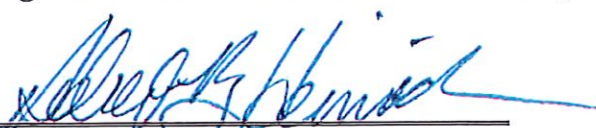
#### R-3 DISTRICT REQUIREMENTS (SINGLE FAMILY)

MIN. LOT AREA - 7,500 SQ. FT.  
 LOT WIDTH - Allowed 60'; Proposed - 70' @ Build Line  
 FYSB - Allowed - 25'; Proposed - 15'  
 SYSB - Allowed - 8'; Proposed - 5'  
 RYSB - Allowed - 20'; Proposed - 10'  
 Max. Lot Coverage - 45%; Proposed - 65%

BEFORE UNDERTAKING EACH PART OF THE WORK, THE CONTRACTOR SHALL CAREFULLY STUDY AND CHECK THE SHIELDSBORO SUBDIVISION REGULATIONS AND VERIFY PERTINENT FIGURES SHOWN THEREON AND ALL APPLICABLE DISTRICT REQUIREMENTS AND CONSTRUCTION DOCUMENTS OR IN THE FIELD. THE CONTRACTOR SHALL PROMPTLY REPORT IN WRITING TO THE ENGINEER OR HIS REPRESENTATIVE BEFORE PROCEEDING WITH ANY WORK AFFECTED THEREBY.

**CITY OF BAY ST. LOUIS**  
**PLANNING AND ZONING APPLICATION PROCEDURES**

1. **Deadline for all applications will not be processed after the 25<sup>th</sup> of each month. Large and/or complicated applications such as Special Subdivision Plat Approval or Preliminary Subdivision Plat shall be submitted no later than the 10<sup>th</sup> of each month.**
2. A public hearing is required for all Planning and Zoning applications and shall be scheduled, but not held within four weeks of the date of application is submitted.
3. The applicant shall be notified by mail at least 15 days in advance of the public hearing.
4. A notice shall be mailed not less than 15 days prior to the date of such hearing, to the owner of all properties within a radius of 300 feet of the external boundaries of the property described in the application, using for this purpose the last known address as shown on the tax rolls.
5. Hearing notice shall be posted on the property in question at the City Hall and one other public place at least 15 days prior to the public hearing, and information shall be advertised in a local newspaper with general circulation in the community at least 15 days before the hearing.
6. **Planning and Zoning meetings are scheduled on the last Tuesday of each month.**

  
 \_\_\_\_\_  
 Applicant's Signature

10-22-20  
 \_\_\_\_\_  
 Date

**PRELIMINARY SUBDIVISION PLAT**

**APPLICATION FOR PRELIMINARY SUBDIVISION PLAT**

Please complete this form in its entirety; failure to do so may cause a delay in the submittal of your application to the Planning and Zoning Commission.

The following information is required before this application will be submitted to the Planning and Zoning Commission for consideration.

**OWNER:** Bay Saint Louis Homes & Properties, LLC

**ADDRESS:** 724 Dunbar Ave., Bay St. Louis, MS 39520

**PHONE:** 225-931-8070

**ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE**

**1. Legal description of property to be considered for variance (as described in the Hancock County Tax Rolls).**

See Attached Deed.

**2. Parcel number(s) as described in the Hancock County tax rolls):**

137K-1-44-078.000, 137K-1-44-093.000, 137K-1-44-094.001  
137R-0-44-051.000, 137-0-44-051.000, and 137R-0-44-049.000

**3. Present Zoning:** R-2 & R-3

**4. Present use of Building/Property** Vacant

**5. Application fee of \$300.00, plus \$10.00 per lot** \_\_\_\_\_

Please submit the following documentation with your application:

### Section 303: PROCEDURE FOR APPROVAL OF PRELIMINARY PLAT

#### 303.1 Submit Application for Preliminary Plat Approval

Following the pre-application review of a proposed subdivision, the sub-divider shall submit to the secretary of the planning commission, at least 15 days prior to the next regular meeting of the planning commission, the following:

- A. An application conforming to the requirements of article III of these regulations, Requesting review and approval of the preliminary plat, and,
- B. Five copies of the preliminary plat conforming to the requirements set forth in Article III of these regulations.
- C. General plan for development of the entire subdivision.
- D. Scale: The preliminary plat shall be clearly and legibly drawn at a minimum scale of one inch equal to 100 feet.
- E. Sheet size: Sheet size shall be 18 by 24 inches. If the complete plat cannot be shown on one sheet of this size, it may be shown on more than one sheet with an index map on a separate sheet of the same size.
- F. Ground elevations: The preliminary plat shall show ground elevations, based on mean sea level.

For the land that slopes two percent or less, show contours with and intervals of two feet and spot elevations along all drainage channels, swales, and at selected points where changes in elevation are not readily discernable from the contours. For land that slopes over two percent, show contours with an interval of five feet. A tie to one or more permanent U.S.G.S. state or county bench marks shall be shown.

- G. Existing conditions: In addition, all preliminary plats shall show the following Information on existing conditions:
  - Title under which the proposed subdivision is to be recorded, with name and address of owner or owners, notation stating acreage, scale of plat in graphic form, north arrow, datum, and date of survey;
  - Vicinity map showing location and limits of the proposed subdivision;
  - Exact boundary lines of the tract with bearings and distances along the boundary and mathematical closure of the survey;
  - Streets on and adjacent to the tract: name, right-of-way width and type of surfacing;
  - Easements: location, width and purpose;
  - Utilities: locations, size and invert elevations of any sanitary, storm and/or combined sewers, locations and size of water mains and location of any fire hydrants; locations of gas lines, electric power lines including pole or tower location; telephone poles and street lights (if water supply mains and outfall sewer are not or adjacent to the tract, indicate the direction and distance to and size of nearest ones and show invert elevation of sewers).
  - Other existing conditions on or adjacent to the tract such as water courses, Swamps, wooded areas, general soil conditions, houses, structural improvements, and other significant manmade and/or natural features.

Swamps, wooded areas, general soil conditions, houses, structural improvements, and other significant manmade and/or natural features.

- H. Proposed improvements: In addition to the existing conditions, all proposed improvements shall be shown as follows:
1. Streets: Names, right-of-way, and roadway widths, approximate grades and gradients, and type of surfacing; similar data for alleys, if any;
  2. Lots: Lot and block numbers and lot lines with approximate dimensions;
  3. Sites, if any, to be reserved or dedicated for parks, playgrounds, lakes, ponds and other public uses;
  4. Location, purpose and width of rights-of-way and/or easements;
  5. Sites, if any, for apartment buildings, commercial development or other nonpublic uses, exclusive of single-family dwellings;
  6. Minimum building setback lines;
  7. Site data, including number of residential lots and lot sizes;
  8. A copy of the deed restrictions or protective covenants which directly affect the land being subdivided;
  9. The zoning district or districts in which the land to be subdivided is located according to the zoning order, if such zoning order exists;
  10. Engineer's or surveyor's seal and the date.

I. Certificate or preliminary plat approval: A certificate of approval of the preliminary plat be the planning and zoning commission shall be inscribed on the plat as follows:

"Pursuant to the Land Subdivision Regulations of Bay St. Louis, Mississippi, all the requirements for approval of a preliminary plat having been fulfilled, this preliminary plat was approved by the Bay St. Louis Planning commission on \_\_\_\_\_, 20\_\_\_\_. This approval does not constitute approval of a final plat or the authority to begin construction of improvements in the subdivision. This certificate of approval shall expire and be null and void on \_\_\_\_\_, 20\_\_\_\_."

Signature \_\_\_\_\_  
Secretary, Bay St. Louis Planning Commission.

It is warranted in good faith by the owners whose name is signed hereto that all of the above facts are true and correct.

  
Applicant's Signature

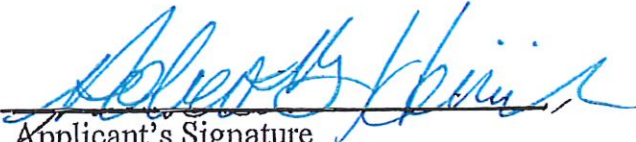
10-22-20  
Date

FOR OFFICE USE ONLY

DATE OF APPLICATION RECEIVED: \_\_\_\_\_

**CITY OF BAY ST. LOUIS**  
**PLANNING AND ZONING APPLICATION PROCEDURES**

1. **Deadline for all applications will not be processed after the 25<sup>th</sup> of each month. Large and/or complicated applications such as Special Subdivision Plat Approval or Preliminary Subdivision Plat shall be submitted no later than the 10<sup>th</sup> of each month.**
  
1. A public hearing is required for all Planning and Zoning applications and shall be scheduled, but not held within four weeks of the date of application is submitted.
  
2. The applicant shall be notified by mail at least 15 days in advance of the public hearing.
  
3. A notice shall be mailed not less than 15 days prior to the date of such hearing, to the owner of all properties within a radius of 300 feet of the external boundaries of the property described in the application, using for this purpose the last known address as shown on the tax rolls.
  
4. Hearing notice shall be posted on the property in question at the City Hall and one other public place at least 15 days prior to the public hearing, and information shall be advertised in a local newspaper with general circulation in the community at least 15 days before the hearing.
  
5. **Planning and Zoning meetings are scheduled on the last Tuesday of each month.**

  
\_\_\_\_\_  
Applicant's Signature

10-22-20  
\_\_\_\_\_  
Date

**SPECIAL USE DISTRICT**

APPLICATION FOR SPECIAL USE DISTRICT

Please complete this form in its entirety; failure to do so may cause a delay in the submittal of your application to the Planning and Zoning Commission.

The following information is required before this application will be submitted to the Planning and Zoning Commission for consideration.

OWNER: BAY ST. LOUIS HOMES PROPERTIES, LLC

ADDRESS: 724 DUNBAR AVE. BAY ST. LOUIS, MS 39520

PHONE: 225-931-8070

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE

SHIELDSBORO SUBDIVISION, PHASE TWO

1. Legal description of property to be considered for variance (as described in the Hancock County tax rolls):  
SEE ATTACHED DEED.

2. Parcel number(s) as described in the Hancock County tax rolls:  
137K-1-44-078.000, 137K-1-44-093.000, 137K-1-44-094.001,  
137R-0-44-051.000, 137R-0-44-050.000, 137R-0-44-049.000

3. Present Zoning: R2 & R3

4. Present use of Building/Property VACANT

5. Application fee of \$200.00 \_\_\_\_\_

6. The use for which a Special Use District is sought: SINGLE FAMILY RESIDENCE

- A. Plans showing location and design of structures, delivery points, loading and storage areas, walls, fences, screening, landscaping, signs lighting devices, and pedestrian walks.
- B. Plans illustrating adequate off-street parking according to standards established for parking.
- C. Plans showing entrance and exits to the area and the traffic routing system so designed as to minimize nuisance effects due to the generation of traffic to and from the area.
- D. Any other information the Planning and Zoning Commission may need to adequately consider the effect the proposed uses may have upon the cost of providing adequate services to the area.
- E. The City Council after recommendation by the Planning and Zoning Commission may attach reasonable special conditions to the approval of such district or amendments to insure there will be no departure from the intent of the Zoning Ordinance.
- F. All proposed Special Use Districts shall follow the procedures for subdivision approval even though the ownership of land may not be divided, and follow the procedures for Site Plan Review.
  - 1. Development shall follow the Site Plan Review Process.
  - 2. A preliminary and final plat, both approved by the City Council, upon recommendation from the Planning and Zoning Commission, shall be required for each Special Use District.
  - 3. The district shall be developed according to the approval of the final plat.
  - 4. Building permits and certificate of occupancy shall be required for each building according to the existing building codes and regulations.

It is warranted in good faith by the owner whose name is signed hereto all of the above facts are true and correct.

*[Handwritten Signature]*  
Applicant's signature

10-22-20  
Date

\_\_\_\_\_

FOR OFFICE USE ONLY

Date of Application: \_\_\_\_\_

**TO:** Planning and Zoning Commission  
City of Bay St. Louis

**RE:** Application for Sketch Plat Approval  
Shieldsboro Subdivision – Phase 2B

**Parcels:**

- 137R-0-44-051.000 (Pt. 203, 4th Ward, Bay St. Louis, 79 AA38-63/66)
- 137R-0-44-050.000 (Pt. 196, 4th Ward, Bay St. Louis)
- 137R-0-44-049.000 (Pt. 166, 167 & 195, 4th Ward, Bay St. Louis)

**HEARING DATE:** July 9, 2025

I have reviewed the Sketch Plat submitted for Phase 2B of the Shieldsboro Subdivision. The applicant proposes to reconfigure three existing parcels of land into seventy (70) new single-family residential parcels and two (2) designated detention areas. The proposed development is located within a Special Use District overlay, in areas zoned R-2 (Two-Family Residential) and R-3 (Multi-Family Residential).

The proposed Shieldsboro Phase 2B will be within a Special Use District that was approved in November 2020.

The subdivision is located along Old Spanish Trail, between St. Charles Street and Spanish Acres Drive, and CSX railroad tracks and represents a continuation of the existing Shieldsboro Subdivision.

The administration recommends approval of the submitted Sketch Plat for the following reasons:

- In November 2020, the Bay St. Louis City Council approved the Preliminary Plat for Shieldsboro Subdivision Phases 2A, 2B, and 2C, which included a total of 114 lots. Of these, 44 lots have been developed. The remaining 70 lots, which were part of the original approval, are now being submitted as part of this Sketch Plat for Phase 2B.
- Compliance with Current Subdivision Regulations: A new version of the City's Subdivision Regulations was adopted in May 2023. While the earlier phases of Shieldsboro were not subject to these updated requirements, Phase 2B will be. The applicant has incorporated these updated standards, which include the installation of sidewalks and the extension of gas utility service as part of the required infrastructure improvements.

- The right-of-way between Parcel 5 and Parcel 67 contains two mature live oak trees, which will be preserved. The developer has proposed to use brick pavers as the road surface in this area to prevent damage to the root systems and ensure long-term protection of the trees.

Following Sketch Plat approval, the applicant will proceed to the Preliminary Plat stage, which will require a detailed review and approval of all utilities, drainage, and other infrastructure improvements by the current subdivision ordinance by Public Works, City Engineering, Building Department and any other professional needed to make sure the Shieldsboro Phrase 2B is constructed to subdivision regulation and City of Bay St Louis standards.

Please do not hesitate to contact my office with any questions or requests for additional information.

Sincerely,

**Jeremy L. Burke**

Zoning Administrator

TO:  
 Planning and Zoning Commission  
 City of Bay St. Louis

RE: 415 Thomas Street  
 144M-0-19-247.000 Legal Description PT 101 1st Ward, Bay St. Louis  
 144M-0-19-248.000 Legal Description 101F 1st Ward, Bay St. Louis)

**HEARING DATE:** July 9, 2025

I have reviewed the variance application submitted by Dawn Smith. The applicant is requesting to reconfigure two existing parcels of land. The properties lie within the R-1 Residential Single-Family zoning district, which requires a minimum lot area of 12,000 sq ft and a minimum lot width of 100 feet.

The variance requests for the proposed parcels are as follows:

Parcel 1:

Minimum Lot Area: 12,000 sq ft  
 Proposed Lot Area: 10,000 sq ft  
 Variance Needed: 2,000 sq ft

Minimum Lot Width: 100 ft  
 Proposed Lot Width: 75 ft  
 Variance Needed: 25 ft

Parcel 2:

Minimum Lot Area: 12,000 sq ft  
 Proposed Lot Area: 7,500 sq ft  
 Variance Needed: 4,500 sq ft

Minimum Lot Width: 100 ft  
 Proposed Lot Width: 75 ft  
 Variance Needed: 25 ft

The administration recommends approving the variance.

- The applicant did not submit an official survey with the variance applicant, so these numbers are not accurate. The applicant didn't want to get a survey without knowing that P&Z and City Council would allow less than the minimum parcel size.

- Currently, one of the parcels being requested to be reconfigured is larger than 12,000 sq ft and meets the minimum width, and one of the parcels is less than the minimum square footage and smaller
- Most of the parcels in the neighborhood do not meet the minimum square footage or width.

Please feel free to contact my office if I can further assist in this matter.

Jeremy L Burke  
Zoning Administrator

### APPLICATION FOR VARIANCE TO THE ZONING ORDINANCE

Please complete this form in its entirety; failure to do so may cause a delay in the submittal of your application to the Planning and Zoning Commission.

The following information is required before this application will be submitted to the Planning and Zoning Commission for consideration.

OWNER: Dawn Smith

ADDRESS: 415 Thomas St  
Bay St Louis MS 39520

PHONE: 228-493-1421

#### ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE

\_\_\_\_\_

1. Legal description of property to be considered for variance as described in the Hancock County tax rolls:  
pt of Lot 101, First Ward, City of Bay St Louis,  
Hancock County, MS.
2. Parcel number(s) as described in the Hancock County tax rolls:  
144M-0-19-247.000  
144M-0-19-248.000
3. Present Zoning: Residential
4. Present use of building/property: Personal Home
5. Application fee of <sup>250</sup>~~100~~ (Residential): \$60539836  
<sup>250</sup>~~200~~ (Commercial): \_\_\_\_\_

- I. Notice of public hearing shall be given as in Section 1305.2(A).
- J. The variance can't be transferred to a subsequent owner of the property, if the variance is unused.
- K. The grant of a variance shall expire if the variance has not been activated within six (6) months of final approval. "Activation" shall mean obtaining a building permit for the required or necessary construction. In addition, the activation shall not be effective unless the construction is completed within six (6) months of obtaining the building permit. On good cause shown, the Bay St. Louis City Council may extend the above stated time limits for up to a maximum of six (6) months.

Please submit the following documentation with your application:

1. What is the specific provision of the ordinance involved \_\_\_\_\_
2. The use for which a variance is sought to improve existing homes  
lot size so we may install a swimming pool
3. If request is for a setback variance, please answer the following:

- \_\_\_\_\_ Front yard setback requirement
- \_\_\_\_\_ Proposed distance remaining to the property line
- \_\_\_\_\_ Total front yard setback variance needed
  
- \_\_\_\_\_ Side yard setback requirement
- \_\_\_\_\_ Proposed distance remaining to the property line
- \_\_\_\_\_ Total side yard setback variance needed
  
- \_\_\_\_\_ Rear yard setback requirement
- \_\_\_\_\_ Proposed distance remaining to the property line
- \_\_\_\_\_ Total rear yard setback variance needed

4. If request is for a variance other than setback, please answer the following:

- |                 |                 |
|-----------------|-----------------|
| <u>Parcel 1</u> | <u>Parcel 2</u> |
| 12,000          | 12,000          |
| 10,000          | 7,500           |
| 2,000           | 4,500           |
| 100             | 100             |
| 100             | 75'             |
| 0'              | 25'             |
| _____           | _____           |
| _____           | _____           |
| _____           | _____           |

Parcel # 1 presently is a 50' lot that we would like to improve by taking 50' from parcel # 2 which is presently 125' lot

**Article XIII**  
**1303 APPEALS, HEARING AND NOTICE**

Every appeal or application shall refer to the specific provision of the ordinance involved and shall set forth the interpretation that is claimed, the use for which a special exception is sought, or the details of the variance that is applied for and the case may be, and accompanied by a plat or plan, drawn to scale, showing the actual dimensions of the parcel of land to be built upon and used, the size of any building to be erected, and the location of the building upon the lot, the materials to be used and other such information as may be deemed necessary to provide full information regarding intended use. The Municipal Clerk shall forthwith transmit the appeal or application to the Commission together with all papers constituting the record upon which the action appealed from was taken.

**Article XIII**  
**1305.3 VARIANCES**

To recommend such variances from the terms of this Ordinance as will not be contrary to the public interest where, owing to special conditions, literal enforcement of the provisions of this Ordinance will in an individual case result in unnecessary hardship, so that the spirit of the Ordinance shall be observed, public safety and welfare secured, and substantial justice be done. Such variance may be granted in such case of unnecessary hardship upon a finding by the City Council that all of the following conditions exist:

- A. There are extraordinary and exceptional conditions which pertain to the particular piece of property in question because of its size, shape, or topography that are not applicable to other lands or structures in the same district.
- B. The literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located.
- C. Granting the variance requested will not confer upon the applicant any special privileges that are denied to other residents of the district in which the property is located.
- D. The requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare.
- E. The special circumstances are not the result of the actions of the applicant.
- F. The existence of a nonconforming use of neighboring land, buildings, or structures in the same district or of permitted or nonconforming uses in other districts shall not constitute a reason for the requested variance.
- G. The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure.
- H. The variance is not a request to permit a use of land, building, or structure which is not permitted by right or by special exception in the district involved.

5. Other type(s) of variance needed:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. A plat or plan, drawn to scale, showing the actual dimensions of the parcel of land to be built upon.

7. Size of any building to be erected, and the location of the building upon the lot.

8. Materials to be used (Exterior Finish) and other such information as may be deemed necessary to provide full information regarding intended use.

9. Is the property in question in a sub-division? no

10. If the property in question is within a sub-division, is there an existing covenant running with the land? no

11. If the answer to question 9 is yes, please state the book and page numbers where the stated restrictive covenants are filed in the Chancery Clerks Office of Hancock County.

Book Number 2018

Page Number 409

It is warranted in good faith by the owners whose name is signed hereto that all of the above facts are true and correct.

  
Applicant's Signature

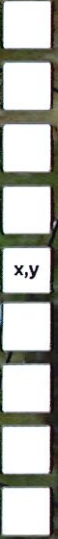
5/19/25  
Date

FOR OFFICE USE ONLY

Date of Application received: \_\_\_\_\_



Item # 4.

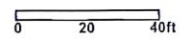


**Parcels**  
**144M-0-19-**  
**247.000**

Parcel Number: 144M-0-19-247.000  
 Owner Name: SMITH DAWN R  
 Owner Address: 415 THOMAS ST  
 Owner City, State ZIP: BAY ST LOUIS, MS 39520  
 Physical Address: 415 THOMAS ST  
 Improvement Type: RES  
 Year Built: 2008  
 Base Area: 1400  
 Adjusted Area: 1484  
 Actual Total Value: 89622  
 Taxable Total Value: 0  
 Estimated Tax: 772.75  
 Homestead Exemption: Yes  
 Deed Book: 2020  
 Deed Page: 2614  
 Legal Description 1: PT 101 1ST WARD

Close Export

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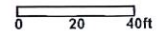


x,y

**Parcels**  
**144M-0-19-248.000**

Parcel Number: 144M-0-19-248.000  
 Owner Name: SMITH DAWN R  
 Owner Address: 415 THOMAS ST  
 Owner City, State ZIP: BAY ST LOUIS, MS 39520  
 Physical Address: 0  
 Improvement Type:  
 Year Built: 0  
 Base Area: 0  
 Adjusted Area: 0  
 Actual Total Value: 7875  
 Taxable Total Value: 0  
 Estimated Tax: 94.32  
 Homestead Exemption: Yes  
 Deed Book: 2020  
 Deed Page: 2614  
 Legal Description 1: 101F 1ST WARD B

Close Export



Sharon Marie Horan  
418 thomas St.  
Bay Saint Louis, MS 39520  
sm\_adams78@yahoo.com

June 7, 2025

I am writing to express my support for the proposed reconfiguration by my neighbors, Rodney Lacoste and Dawn Smith, at 415 Thomas St., Bay Saint Louis, MS 39520.

As a nearby neighbor at 418 Thomas St., I have reviewed and understand that the reconfiguration is intended to accommodate the construction of a swimming pool on their property. I have no objections to proposed changes and believe that the improvements will be a positive addition to my neighbor. The project does not interfere with my property, privacy, or access, and i support my neighbors effort to enhance the elise enjoyment of their homes.

Sincerely,  
Sharon and Terry Horan

**Esther L. Greenbaum**  
**414 Thomas St.**  
**Bay Saint Louis, MS 39520**  
**(917) 783-1614**  
**esther.greenbaum@gmail.com**

June 18, 2025

Bay Saint Louis Planning & Zoning Commission  
688 Highway 90  
Bay St. Louis, MS 39520

**Re: Support for Lot Reconfiguration at 415 Thomas St.**

Dear Members of the Planning Commission:

I am writing to express my support for the proposed reconfiguration of lots by my neighbors, Rodney Lacoste and Dawn Smith, at 415 Thomas St., Bay Saint Louis, MS 39520.

As a nearby neighbor at 414 Thomas St., I have reviewed the plans and understand that the reconfiguration is intended to accommodate the construction of a swimming pool on their property. I have no objections to the proposed changes and believe that the improvements will be a positive addition to the neighborhood. The project does not interfere with my property, privacy, or access, and I support my neighbor's efforts to enhance the use and enjoyment of their home.

Please feel free to contact me if any additional information is needed. Thank you for your consideration.

Sincerely,



Esther L. Greenbaum

# CITY OF BAY ST. LOUIS

## SITE PLAN REVIEW APPLICATION

Name of Owner/Agent (Print): Chandler Rust

Address of Owner/Agent: 2465 W Farmhouse Lane  
Lehi, UT 84043

Phone Number(s): 801-875-2430

Tax Parcel Number (s): 138H-0-46-028.000

(Parcel numbers are available from the Hancock County Tax Assessor at 228-467-4425)

General Location of Property Involved: 10160 Chapman Road  
(Street Address if Applicable) Bay St Louis, MS 39520

General Description of Request: \_\_\_\_\_  
Major Site Plan Review; RV Park

- Required Attachments:
1. Copy of Deed (Purchase Agreement)
  2. Proof of ownership or by agent authorized in writing by all of the owners to file such application.
  3. An application and four (4) copies of submitted site plan.
  4. Site Plan to include all requirements in Article XI, Site Plan Review.

Application fee of ~~\$500~~ <sup>\$700</sup> \_\_\_\_\_

CR  
Signature of Owner

5/29/2025  
Date

# 00539848

May 29, 2025

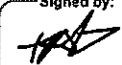
Jeremy Burke  
City of Bay St. Louis  
688 Highway 90  
Bay St. Louis, MS 39520

Ref: 10160 Chapman Road

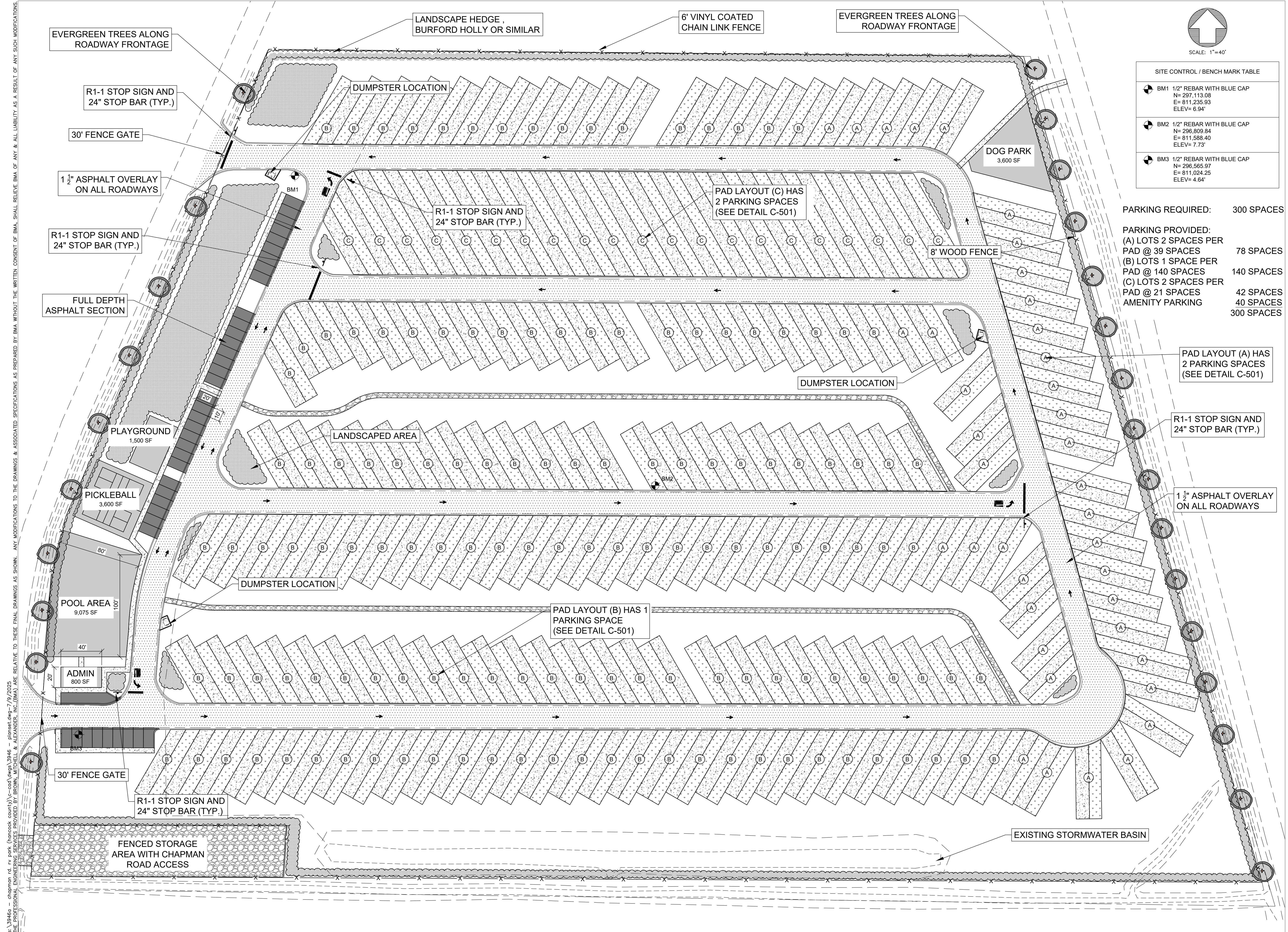
Dear Jeremy,

Please accept this letter as written notification that Chandler Rust has my approval to apply for major site plan approval. In the event you have any questions, please do not hesitate to call.

Sincerely,

Signed by:  
  
9D788C5D7A37415  
Thomas Genin

AJAX LLC



**SITE CONTROL / BENCH MARK TABLE**

BM1	1/2" REBAR WITH BLUE CAP	N= 297.113.08	E= 811.235.93	ELEV= 6.94'
BM2	1/2" REBAR WITH BLUE CAP	N= 296.809.84	E= 811.588.40	ELEV= 7.73'
BM3	1/2" REBAR WITH BLUE CAP	N= 296.565.97	E= 811.024.25	ELEV= 4.64'

**PARKING REQUIRED:** 300 SPACES

**PARKING PROVIDED:**

- (A) LOTS 2 SPACES PER PAD @ 39 SPACES 78 SPACES
- (B) LOTS 1 SPACE PER PAD @ 140 SPACES 140 SPACES
- (C) LOTS 2 SPACES PER PAD @ 21 SPACES 42 SPACES
- AMENITY PARKING 40 SPACES
- 300 SPACES**

**BROWN, MITCHELL & ALEXANDER, INC.**  
CONSULTING ENGINEERS  
www.bmaengineers.com

**CHAPMAN RD RV RESORT**  
RUST ENTERPRISES, LLC  
BAY ST. LOUIS, MISSISSIPPI  
SITE LAYOUT PLAN

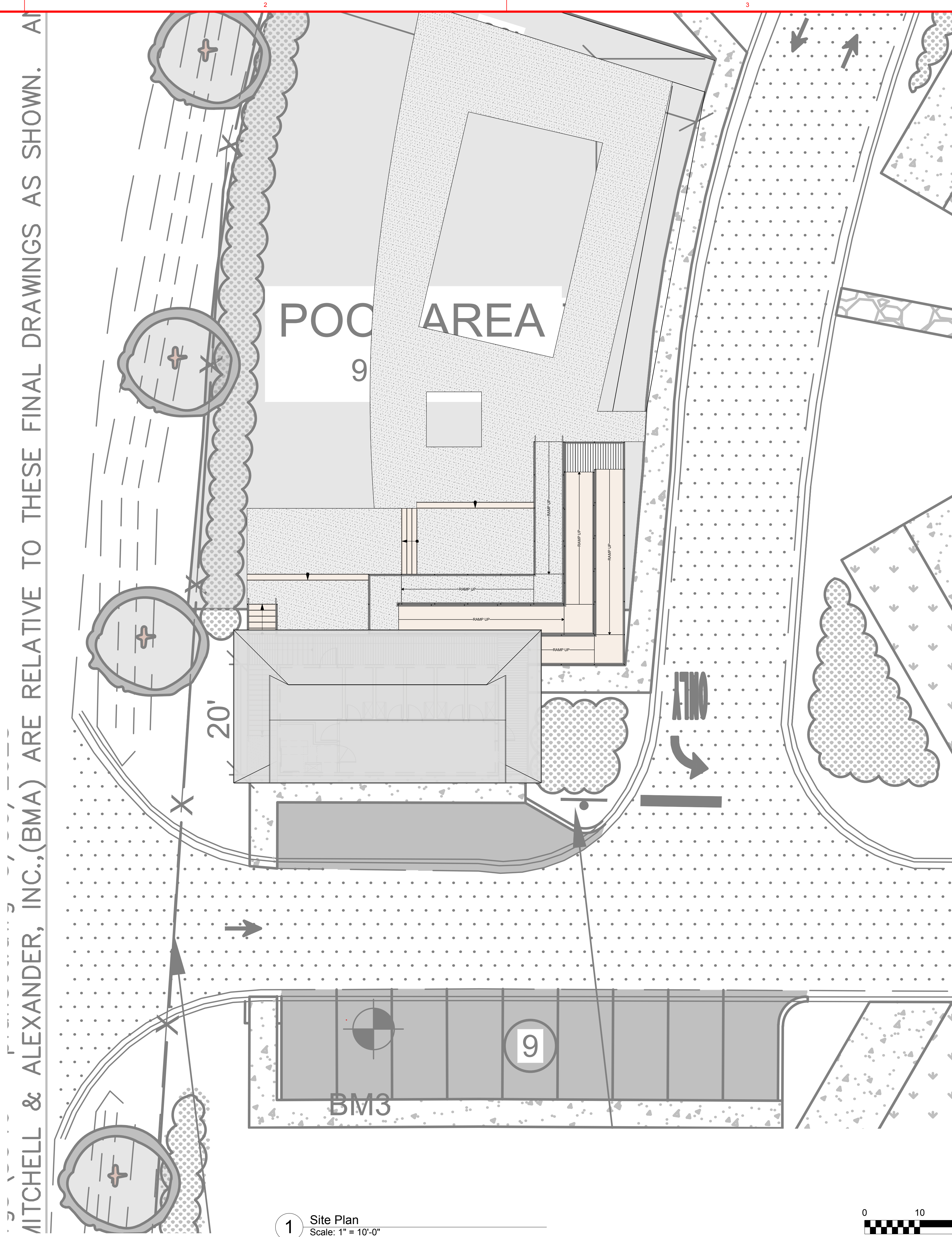
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ENG: NLG  
DATE: 05/28/2025  
SCALE: 1"=40'  
BMA#: 3946  
FILE: \3946\3946-PlanSet

SHEET: **C-121**

SEAL: PRELIMINARY

REV: \_\_\_\_\_ DATE: \_\_\_\_\_ BY: \_\_\_\_\_

s:\3946 - chapman rd rv park (hancock county)\c-cad\dwg\3946 - planset.dwg-7/9/2025  
 THE PROFESSIONAL ENGINEERING SERVICES PROVIDED BY BROWN, MITCHELL & ALEXANDER, INC. (BMA) ARE RELATIVE TO THESE FINAL DRAWINGS AS SHOWN. ANY MODIFICATIONS TO THE DRAWINGS & ASSOCIATED SPECIFICATIONS AS PREPARED BY BMA WITHOUT THE WRITTEN CONSENT OF BMA, SHALL RELIEVE BMA OF ANY & ALL LIABILITY AS A RESULT OF ANY SUCH MODIFICATIONS.



MITCHELL & ALEXANDER, INC.,(BMA) ARE RELATIVE TO THESE FINAL DRAWINGS AS SHOWN. AN

**H. H. FURR**  
 ARCHITECTURE & DEVELOPMENT PLLC  
 1716 GOVERNMENT STREET, SUITE F  
 OCEAN SPRINGS, MISSISSIPPI 39564  
 INFO@HHFURR.COM 228.872.4455

**RENOVATIONS & ADDITIONS TO  
 THE BLANK RESIDENCE**  
 XXXX GOVERNMENT STREET  
 OCEAN SPRINGS, MISSISSIPPI

Project ID 19XX

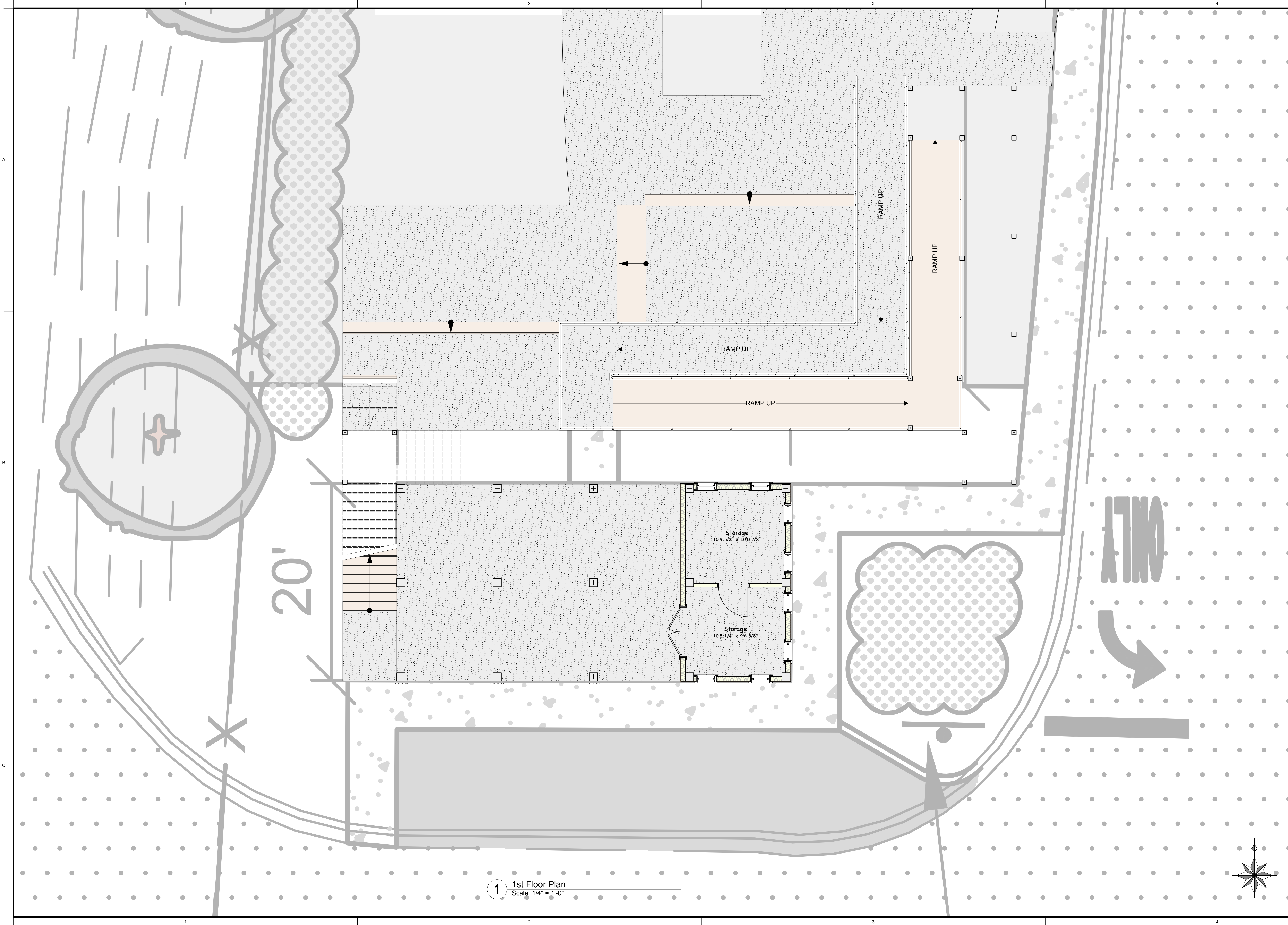
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NO.	DATE	ISSUE NOTE

PRELIMINARY  
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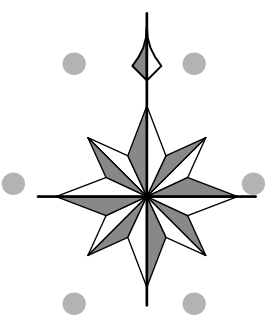
Reviewed By \_\_\_\_\_ Drawn By \_\_\_\_\_  
 Sheet Title **SITE PLAN**  
 Sheet No. **SD 1.0**

THIS DRAWING INDICATES THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS, AND/OR THE TYPE OF STRUCTURAL, MECHANICAL, AND ELECTRICAL SYSTEMS. AS SCOPE DOCUMENTS, THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. DECISIONS OF THE ARCHITECT AS TO THE ITEMS OF WORK REASONABLY INCLUDED WITHIN THE SCOPE OF THIS DOCUMENT SHALL BE FINAL AND BINDING ON THE CONTRACTOR.



20'

**1** 1st Floor Plan  
Scale: 1/4" = 1'-0"



**H. H. FURR**  
ARCHITECTURE & DEVELOPMENT PLLC  
1716 GOVERNMENT STREET, SUITE F  
OCEAN SPRINGS, MISSISSIPPI 39564  
INFO@HFFURR.COM 228.872.4455

**RENOVATIONS & ADDITIONS TO  
THE BLANK RESIDENCE**  
XXXX GOVERNMENT STREET  
OCEAN SPRINGS, MISSISSIPPI

Item # 5.  
THIS DRAWING INDICATES THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS, AND/OR THE TYPE OF STRUCTURAL, MECHANICAL, AND ELECTRICAL SYSTEMS. AS SCOPE DOCUMENTS, THE DRAWINGS DO NOT  
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REV.	DATE	DESCRIPTION

Project ID: **19XX**

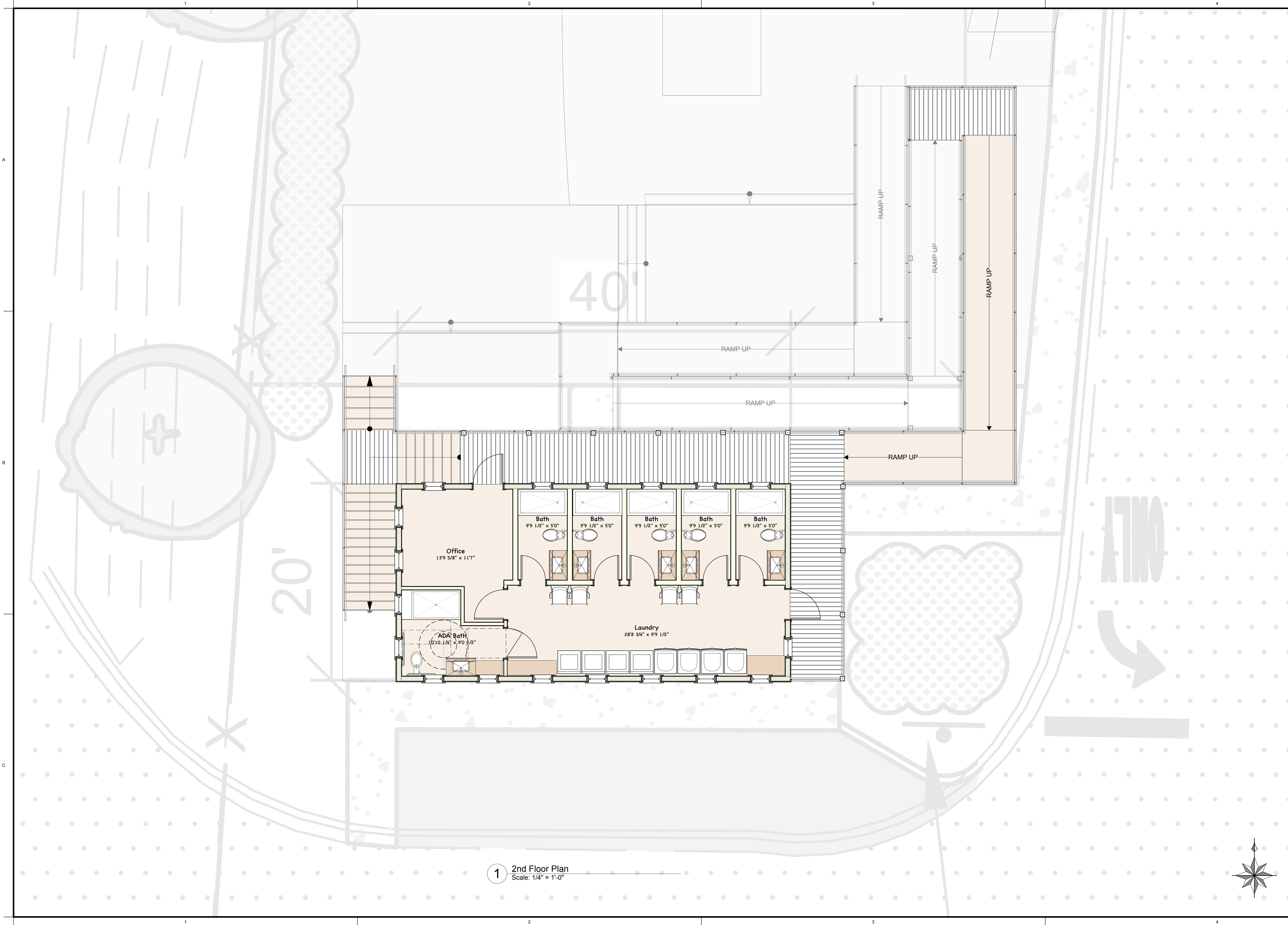
NO.	DATE	ISSUE NOTE

Reviewed By: \_\_\_\_\_  
Drawn By: \_\_\_\_\_

**PRELIMINARY**  
Not For Construction

Sheet Title:  
**FIRST FLOOR  
PLAN**

Sheet No:  
**SD  
1.3**



1 2nd Floor Plan  
Scale: 1/4" = 1'-0"

**H. H. FURR**  
ARCHITECTURE & DEVELOPMENT PLLC  
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OCEAN SPRINGS, MISSISSIPPI 39564  
INFO@HFFURR.COM 228.872.4454

**RENOVATIONS & ADDITIONS TO  
THE BLANK RESIDENCE**  
XXXX GOVERNMENT STREET  
OCEAN SPRINGS, MISSISSIPPI

Project ID 19XX

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

**PRELIMINARY**  
Not For Construction

Reviewed By \_\_\_\_\_ Drawn By \_\_\_\_\_  
Sheet Title  
**SECOND FLOOR PLAN**

Sheet No.  
**SD  
1.4**

THIS DRAWING INDICATES THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS, AND/OR THE TYPE OF STRUCTURAL, MECHANICAL, AND ELECTRICAL SYSTEMS. AS SCOPE DOCUMENTS, THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. DECISIONS OF THE ARCHITECT AS TO THE ITEMS OF WORK REASONABLY INCLUDED WITHIN THE SCOPE OF THIS DOCUMENT SHALL BE FINAL AND BINDING ON THE CONTRACTOR.



1 Front Elevation  
Scale: 1/4" = 1'-0"



2 Left Elevation  
Scale: 1/4" = 1'-0"

**H. H. FURR**  
ARCHITECTURE & DEVELOPMENT PLLC  
1716 GOVERNMENT STREET, SUITE F  
OCEAN SPRINGS, MISSISSIPPI 39564  
INFO@HFFURR.COM 228.872.4455

**RENOVATIONS & ADDITIONS TO  
THE BLANK RESIDENCE**  
XXXX GOVERNMENT STREET  
OCEAN SPRINGS, MISSISSIPPI

Project ID 19XX

REV.	DATE	DESCRIPTION

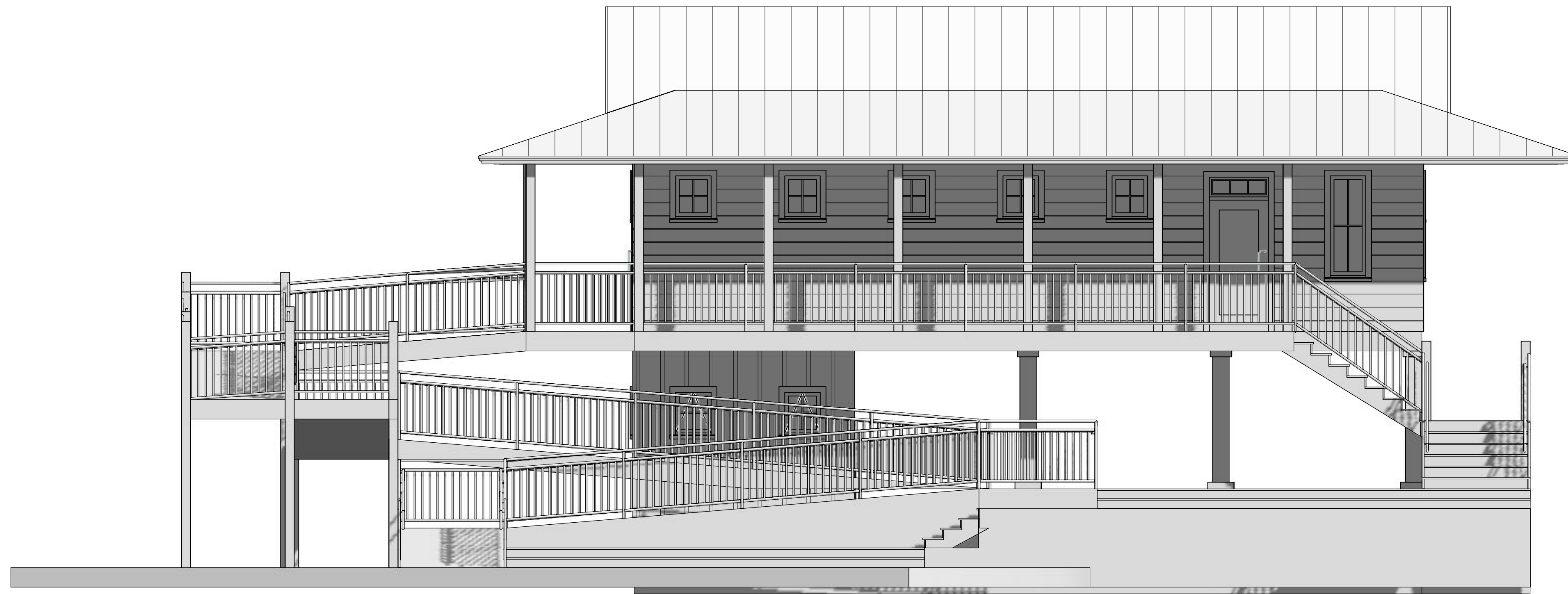
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**PRELIMINARY**  
Not For Construction

Reviewed By \_\_\_\_\_ Drawn By \_\_\_\_\_  
Sheet Title  
**EXTERIOR  
ELEVATIONS**

Sheet No.  
**SD  
1.6**

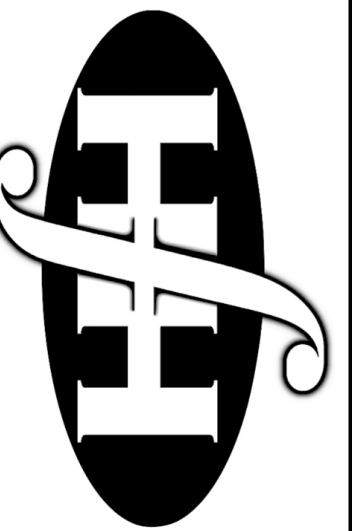
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1 Rear Elevation  
Scale: 1/4" = 1'-0"



2 Right Elevation  
Scale: 1/4" = 1'-0"



**H. H. FURR**  
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1716 GOVERNMENT STREET, SUITE F  
OCEAN SPRINGS, MISSISSIPPI 39564  
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**RENOVATIONS & ADDITIONS TO  
THE BLANK RESIDENCE**  
XXXX GOVERNMENT STREET  
OCEAN SPRINGS, MISSISSIPPI

Project ID 19XX

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

PRELIMINARY  
Not For Construction

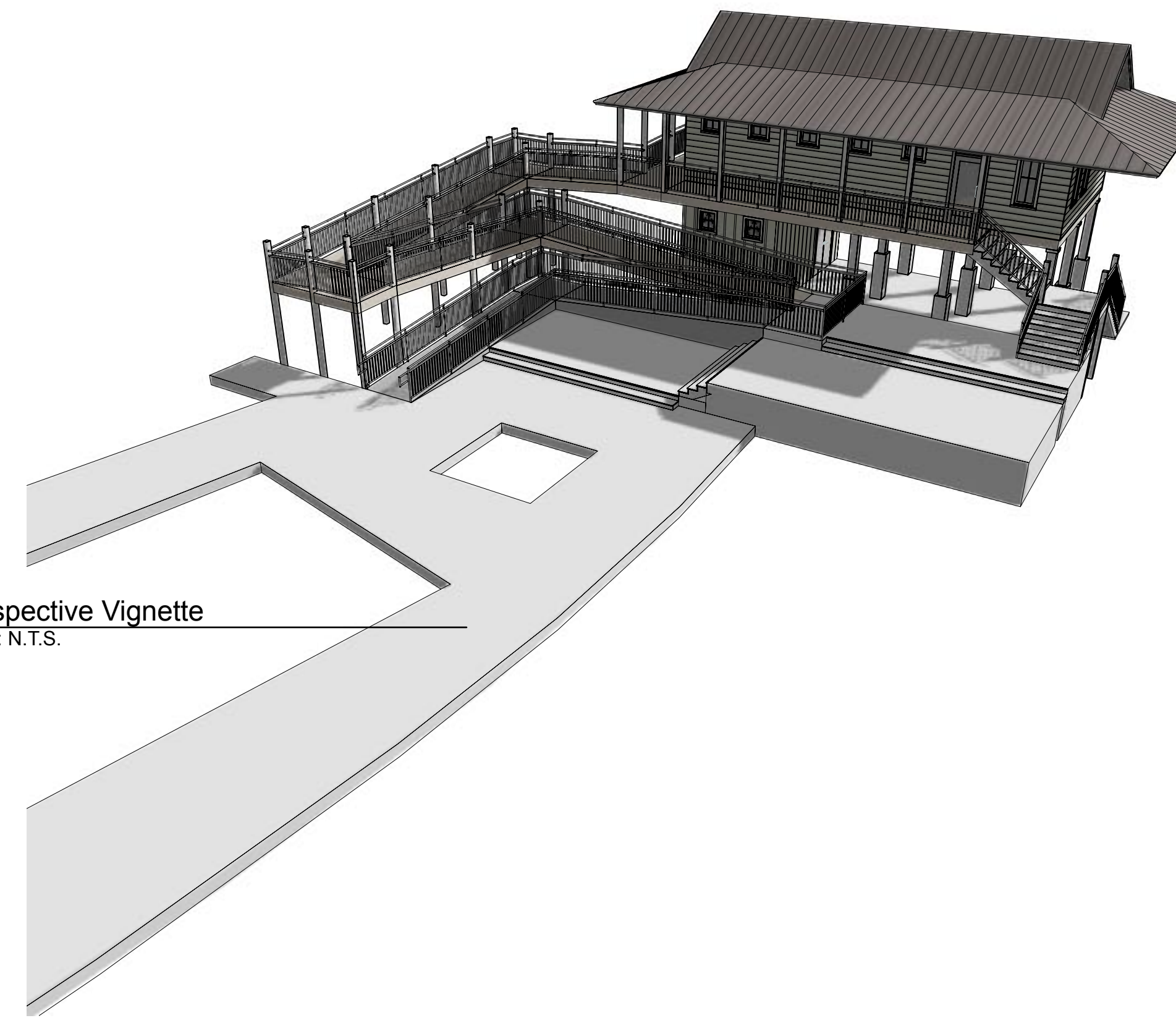
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Sheet Title  
**EXTERIOR  
ELEVATIONS**

Sheet No.  
**SD  
1.7**

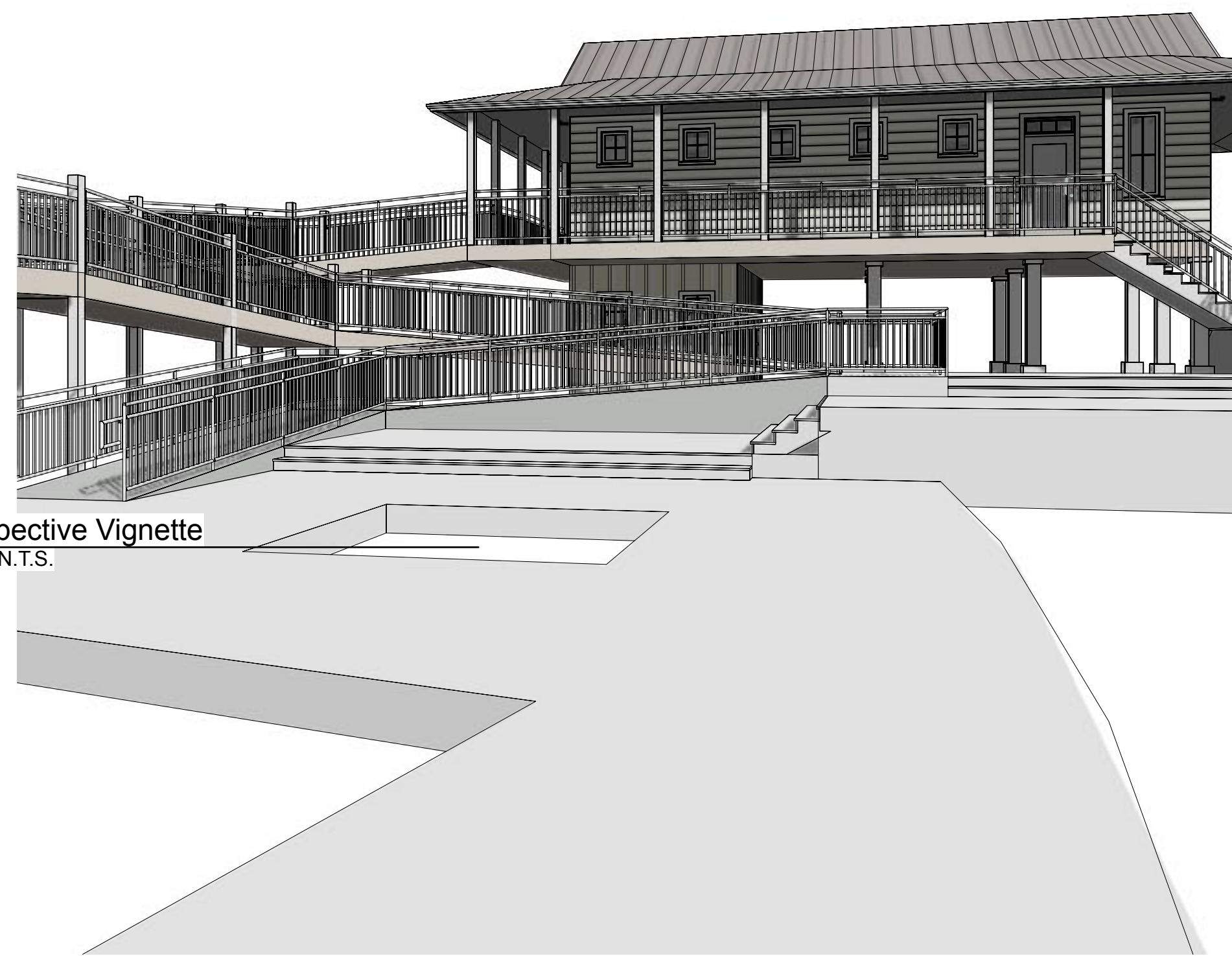
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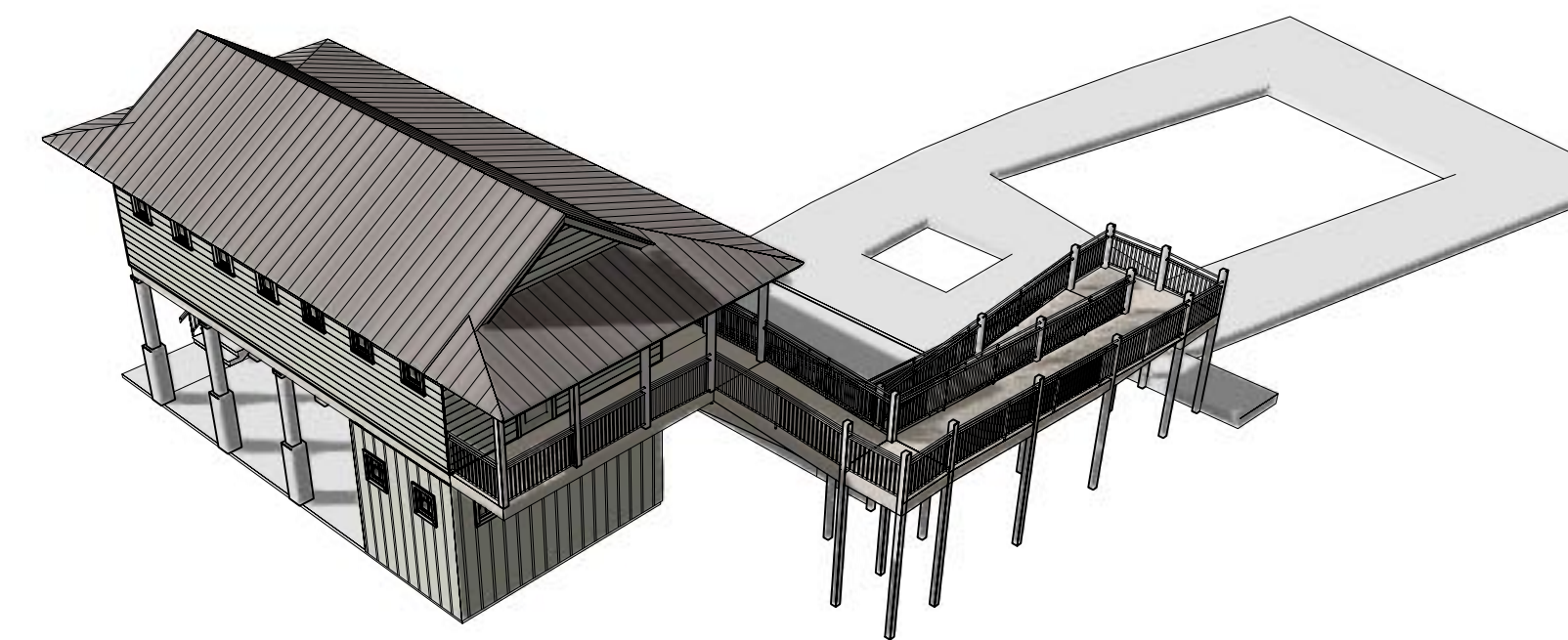
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2 Perspective Vignette  
Scale: N.T.S.

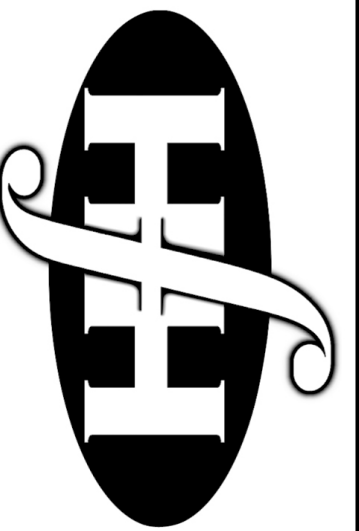


3 Perspective Vignette  
Scale: N.T.S.



4 Perspective Vignette  
Scale: N.T.S.

**H. H. FURR**  
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OCEAN SPRINGS, MISSISSIPPI 39564  
INFO@HFFURR.COM 228.872.4455



**RENOVATIONS & ADDITIONS TO  
THE BLANK RESIDENCE**  
XXXX GOVERNMENT STREET  
OCEAN SPRINGS, MISSISSIPPI

Project ID 19XX

REV. DATE DESCRIPTION

NO. DATE ISSUE NOTE

PRELIMINARY  
Not For Construction

Reviewed By Drawn By

Sheet Title

VIGNETTES

Sheet No.

SD1.  
V

THIS DRAWING INDICATES THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS, AND/OR THE TYPE OF STRUCTURAL, MECHANICAL, AND ELECTRICAL SYSTEMS. AS SCOPE DOCUMENTS, THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. DECISIONS OF THE ARCHITECT AS TO THE ITEMS OF WORK REASONABLY INCLUDED WITHIN THE SCOPE OF THIS DOCUMENT SHALL BE FINAL AND BINDING ON THE CONTRACTOR.

# MAJOR SITE PERMITTING PLANS

FOR

# CHAPMAN ROAD RV RESORT BAY ST. LOUS, MISSISSIPPI

PREPARED FOR

## RUST ENTERPRISES, LLC

PRELIMINARY

MAY 2025

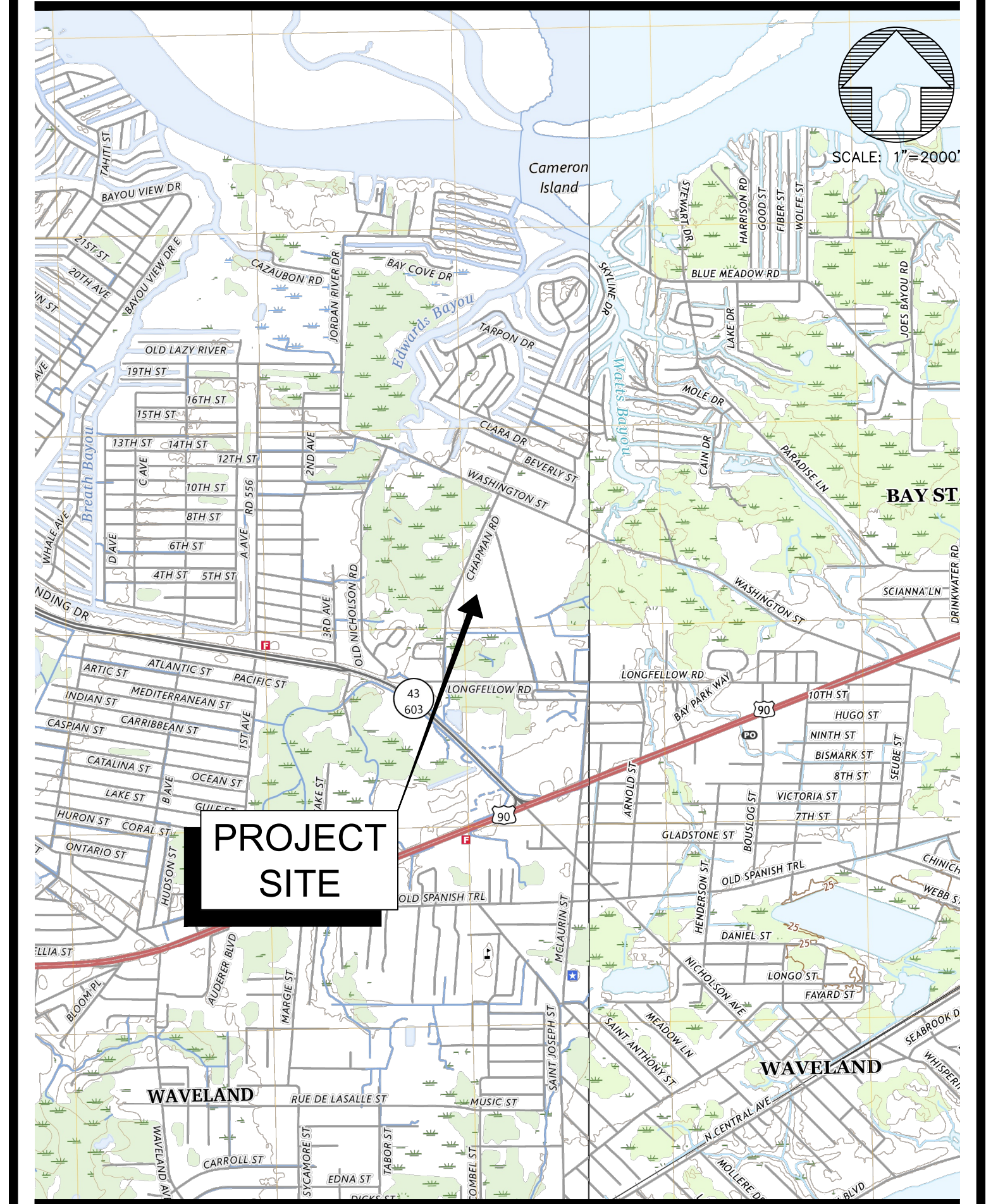
**bma** BROWN, MITCHELL  
& ALEXANDER, INC.  
CONSULTING ENGINEERS

401 Cowan Road,  
Suite A,  
Gulfport, MS 39507  
(228)864-7612

131 Rue Magnolia  
Biloxi, MS 39530  
(228)436-7612

3221 Market Street  
Pascagoula, MS 39567  
(228)864-7612

## LOCATION MAP



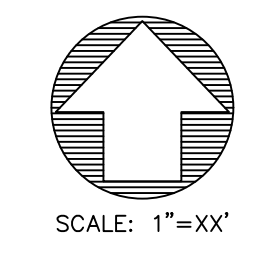
## SHEET INDEX

DESCRIPTION	SHEET NO.
TITLE / LOCATION MAP / SHEET INDEX	C-001
GENERAL NOTES AND LEGEND	C-002
EXISTING CONDITIONS / DEMOLITION PLAN	C-111
SITE LAYOUT PLAN	C-121
GRADING AND DRAINAGE PLAN	C-131
EROSION CONTROL PLAN	C-141
SITE UTILITY PLAN	C-151
CONSTRUCTION DETAILS	C-501
CONSTRUCTION DETAILS	C-502
CONSTRUCTION DETAILS	C-503

BMA No. 25-3946A

SET NO. \_\_\_\_\_

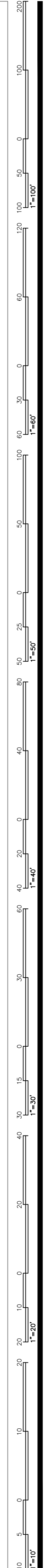




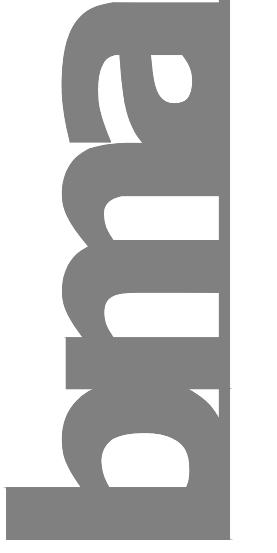
SCALE: 1"=XX'

SITE CONTROL / BENCH MARK TABLE	
	BMX 1/2" REBAR WITH BLUE CAP N= XXX.XXX.XX E= XXX.XXX.XX ELEV= XX.XX'
	BMX 1/2" REBAR WITH BLUE CAP N= XXX.XXX.XX E= XXX.XXX.XX ELEV= XX.XX'

EXISTING LEGEND		PROPOSED LEGEND	
	PROPERTY LINE		LINE TO BE DEMOLISHED
	EASEMENT LINE		LINE TO BE ABANDONED
	TREE LINE		DITCH CENTERLINE
	CENTERLINE OF DITCH		TOE OF DITCH BANK
	TOE OF DITCH BANK		TOP OF DITCH BANK
	TOP OF DITCH BANK		CHAIN LINK FENCE
	FENCE LINE		TEMPORARY SILT FENCE
	SEWER MAIN		STRAW WATTLE
	WATER MAIN		4" SEWER MAIN
	SEWER FORCE MAIN		6" SEWER MAIN
	FIBER OPTIC		8" SEWER MAIN
	GAS MAIN		10" SEWER MAIN
	TELEPHONE LINE		12" SEWER MAIN
	OVERHEAD ELECTRIC LINE		15" SEWER MAIN
	UNDERGROUND ELECTRIC LINE		SEWER FORCE MAIN
	DRAINAGE LINE		4" WATER MAIN
	CONTOUR LINE		6" WATER MAIN
	SEWER MANHOLE		8" WATER MAIN
	SEWER LIFT STATION		10" WATER MAIN
	SEWER CLEANOUT		12" WATER MAIN
	AIR RELEASE VALVE		FIRE LINE
	FIRE HYDRANT		DRAINAGE LINE
	WATER VALVE		CONTOUR LINE
	WATER METER		SS-2 CURB INLET
	FIRE DEPT. CONNECTION		SS-2 (10') CURB INLET
	GAS METER		SS-2 (15') CURB INLET
	DRAINAGE MANHOLE		DRAIN MANHOLE
	CURB INLET		DRAIN INLET
	DRAINAGE INLET		NYLOPLAST INLET
	POWER POLE (WITH GUY)		FLARED END SECTION
	LIGHT POLE		PROPOSED GRADE
	ELECTRIC METER		SEWER MANHOLE
	ELECTRIC TRANSFORMER		SEWER CLEANOUT
	COMMUNICATIONS MANHOLE		SEWER LIFT STATION
	TELEPHONE PEDESTAL		AIR RELEASE VALVE
	MAILBOX		FIRE HYDRANT
	SIGN		BACKFLOW PREVENTER
	FLAG POLE		WATER VALVE
	IRON ROD FOUND		WATER METER
	IRON ROD SET		FIRE DEPT. CONNECTION
	SPOT ELEVATION		REDUCER
	BENCHMARK		INLET PROTECTION



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 PRELIMINARY

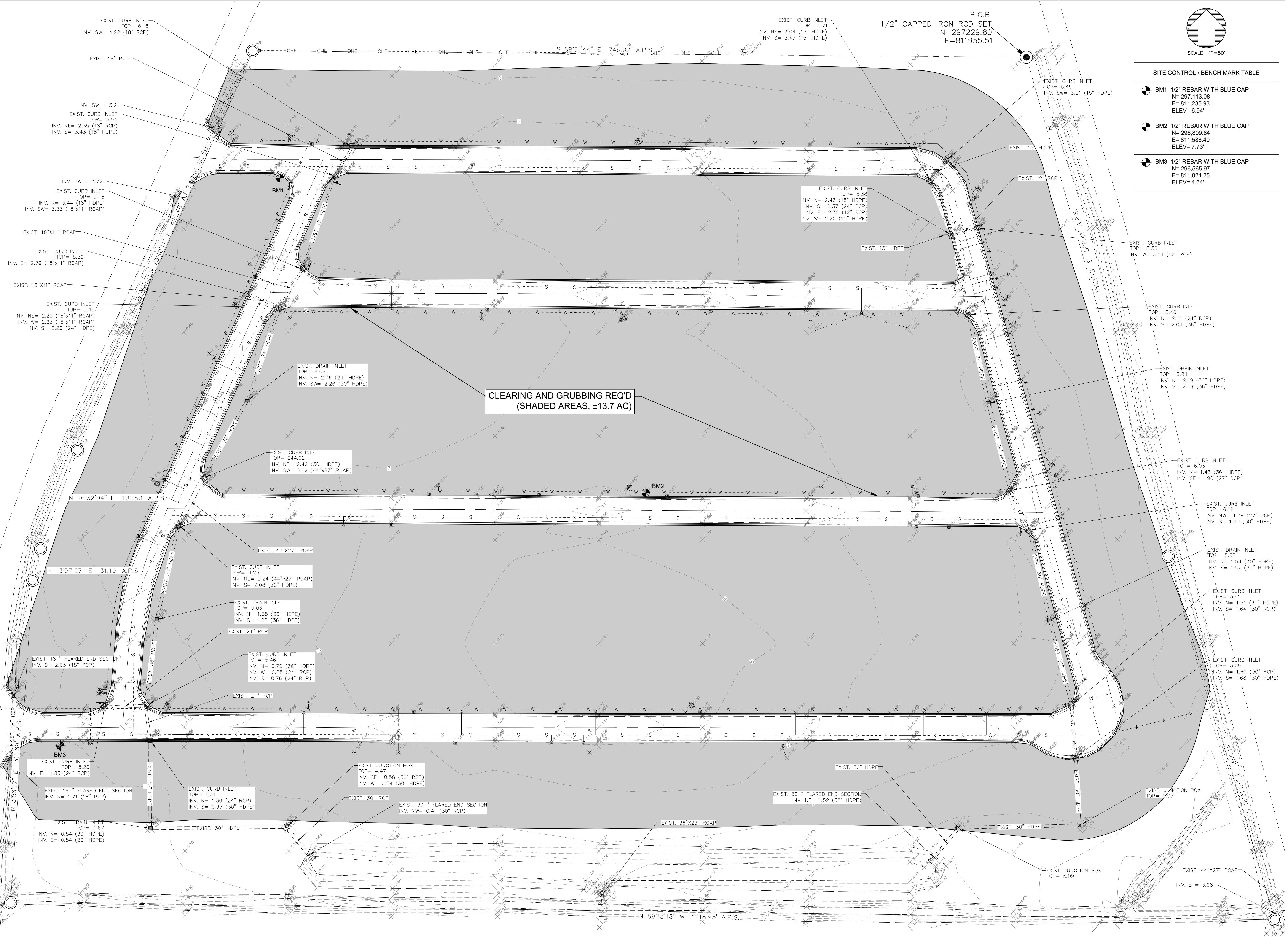
REV	DATE	BY

**CHAPMAN RD RV RESORT**  
 RUST ENTERPRISES, LLC  
 BAY ST. LOUIS, MISSISSIPPI  
 GENERAL NOTES AND LEGEND

CAD	CPN
ENG	NLG
DATE	05/28/2025
SCALE	1"=40'
BMA#	3946
FILE	3946\3946-Planset

SHEET  
**C-002**

s:\39466 - chapman rd rv park (noncock count)\c-cad\dwg\3946 - planset.dwg-5/20/2025  
THE PROFESSIONAL ENGINEERING SERVICES PROVIDED BY BROWN, MITCHELL & ALEXANDER, INC. (BMA) ARE RELATIVE TO THESE FINAL DRAWINGS AS SHOWN. ANY MODIFICATIONS TO THE DRAWINGS & ASSOCIATED SPECIFICATIONS AS PREPARED BY BMA WITHOUT THE WRITTEN CONSENT OF BMA, SHALL RELIEVE BMA OF ANY & ALL LIABILITY AS A RESULT OF ANY SUCH MODIFICATIONS.



**SITE CONTROL / BENCH MARK TABLE**

<b>BM1 1/2" REBAR WITH BLUE CAP</b> N= 297.113.08 E= 811.235.93 ELEV= 6.94'
<b>BM2 1/2" REBAR WITH BLUE CAP</b> N= 296.809.84 E= 811.588.40 ELEV= 7.73'
<b>BM3 1/2" REBAR WITH BLUE CAP</b> N= 296.565.97 E= 811.024.25 ELEV= 4.64'

**BROWN, MITCHELL & ALEXANDER, INC.**  
 CONSULTING ENGINEERS  
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SEAL  
**PRELIMINARY**

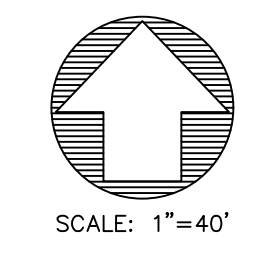
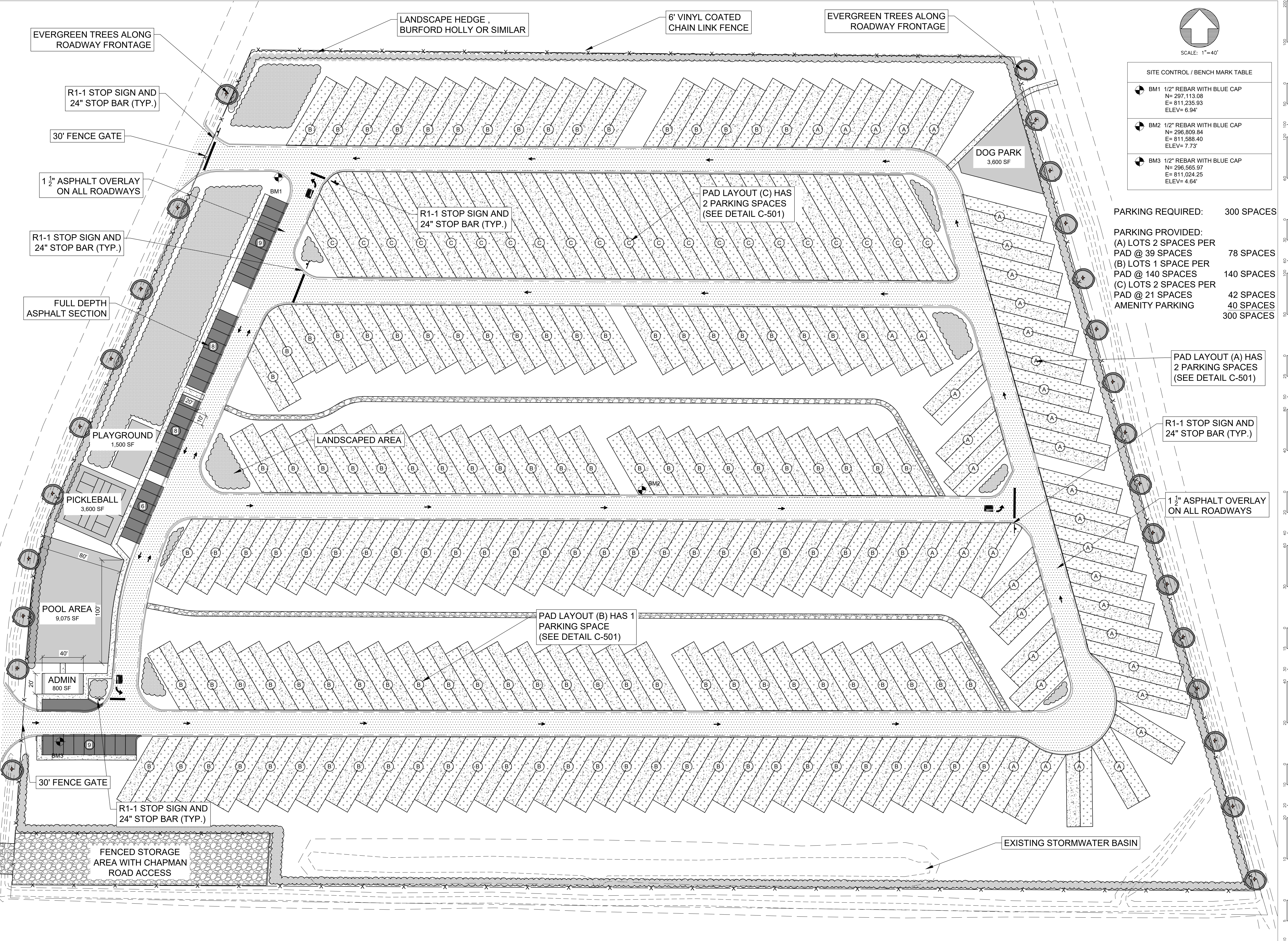
REV	DATE	BY

**CHAPMAN RD RV RESORT**  
 RUST ENTERPRISES, LLC  
 BAY ST. LOUIS, MISSISSIPPI  
 EXISTING CONDITIONS/DEMOLITION PLAN

CAD CPZ  
 ENG NLG  
 DATE 05/28/2025  
 SCALE 1"=40'  
 BMA# 3946  
 FILE \3946\3946-Planset

SHEET  
**C-111**

s:\3946 - chapman rd\_rv park (hancock count)\c-cad\dwg\3946 - planset.dwg-5/20/2025  
 THE PROFESSIONAL ENGINEERING SERVICES PROVIDED BY BROWN, MITCHELL & ALEXANDER, INC. (BMA) ARE RELATIVE TO THESE FINAL DRAWINGS AS SHOWN. ANY MODIFICATIONS TO THE DRAWINGS & ASSOCIATED SPECIFICATIONS AS PREPARED BY BMA WITHOUT THE WRITTEN CONSENT OF BMA, SHALL RELIEVE BMA OF ANY & ALL LIABILITY AS A RESULT OF ANY SUCH MODIFICATIONS.



SCALE: 1"=40'

SITE CONTROL / BENCH MARK TABLE	
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BM3	1/2" REBAR WITH BLUE CAP N= 296.565.97 E= 811.024.25 ELEV= 4.64'

Category	Quantity
PARKING REQUIRED:	300 SPACES
PARKING PROVIDED:	
(A) LOTS 2 SPACES PER PAD @ 39 SPACES	78 SPACES
(B) LOTS 1 SPACE PER PAD @ 140 SPACES	140 SPACES
(C) LOTS 2 SPACES PER PAD @ 21 SPACES	42 SPACES
AMENITY PARKING	40 SPACES
<b>TOTAL PROVIDED</b>	<b>300 SPACES</b>

Item #.5

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 CONSULTING ENGINEERS  
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**CHAPMAN RD RV RESORT**  
 RUST ENTERPRISES, LLC  
 BAY ST. LOUIS, MISSISSIPPI  
 SITE LAYOUT PLAN

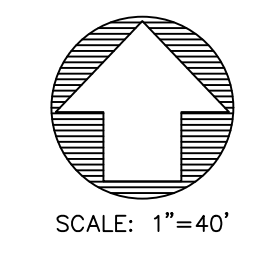
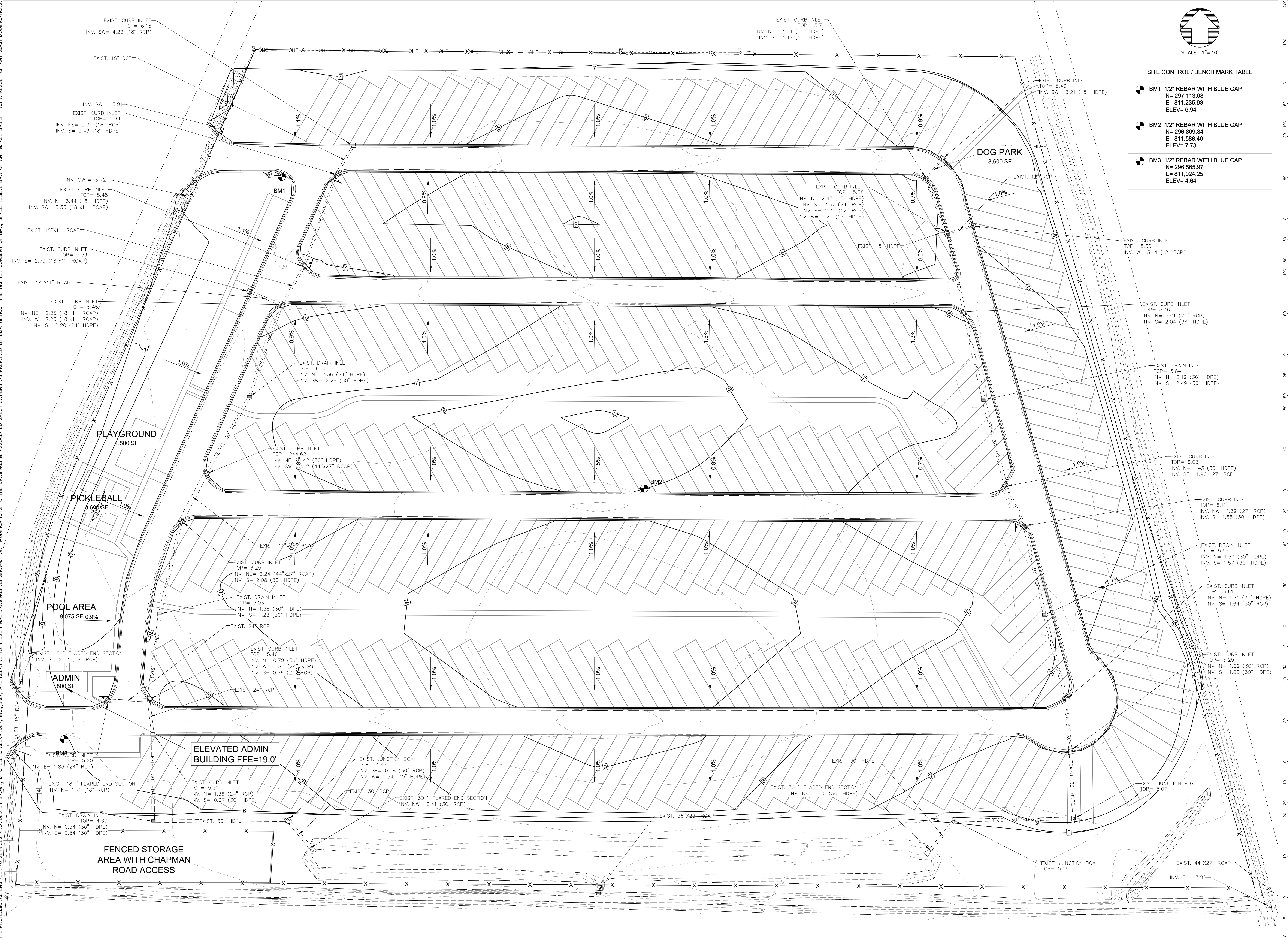
PRELIMINARY

REV	DATE	BY

CAD: CPZ  
 ENG: NLG  
 DATE: 05/28/2025  
 SCALE: 1"=40'  
 BMA#: 3946  
 FILE: \3946\3946-Planset

SHEET  
**C-121**

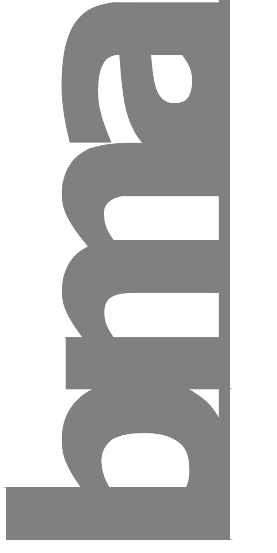
s:\3946 - chapman rd rv park (noncock count)\c-cad\dwg\3946 - planset.dwg-5/20/2025 THE PROFESSIONAL ENGINEERING SERVICES PROVIDED BY BROWN, MITCHELL & ALEXANDER, INC. (BMA) ARE RELATIVE TO THESE FINAL DRAWINGS AS SHOWN. ANY MODIFICATIONS TO THE DRAWINGS & ASSOCIATED SPECIFICATIONS AS PREPARED BY BMA WITHOUT THE WRITTEN CONSENT OF BMA, SHALL RELIEVE BMA OF ANY & ALL LIABILITY AS A RESULT OF ANY SUCH MODIFICATIONS.



SCALE: 1"=40'

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**BROWN, MITCHELL & ALEXANDER, INC.**  
CONSULTING ENGINEERS  
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SEAL  
**PRELIMINARY**

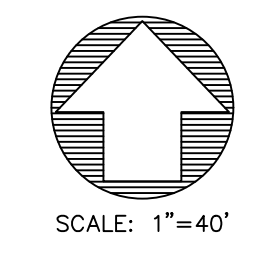
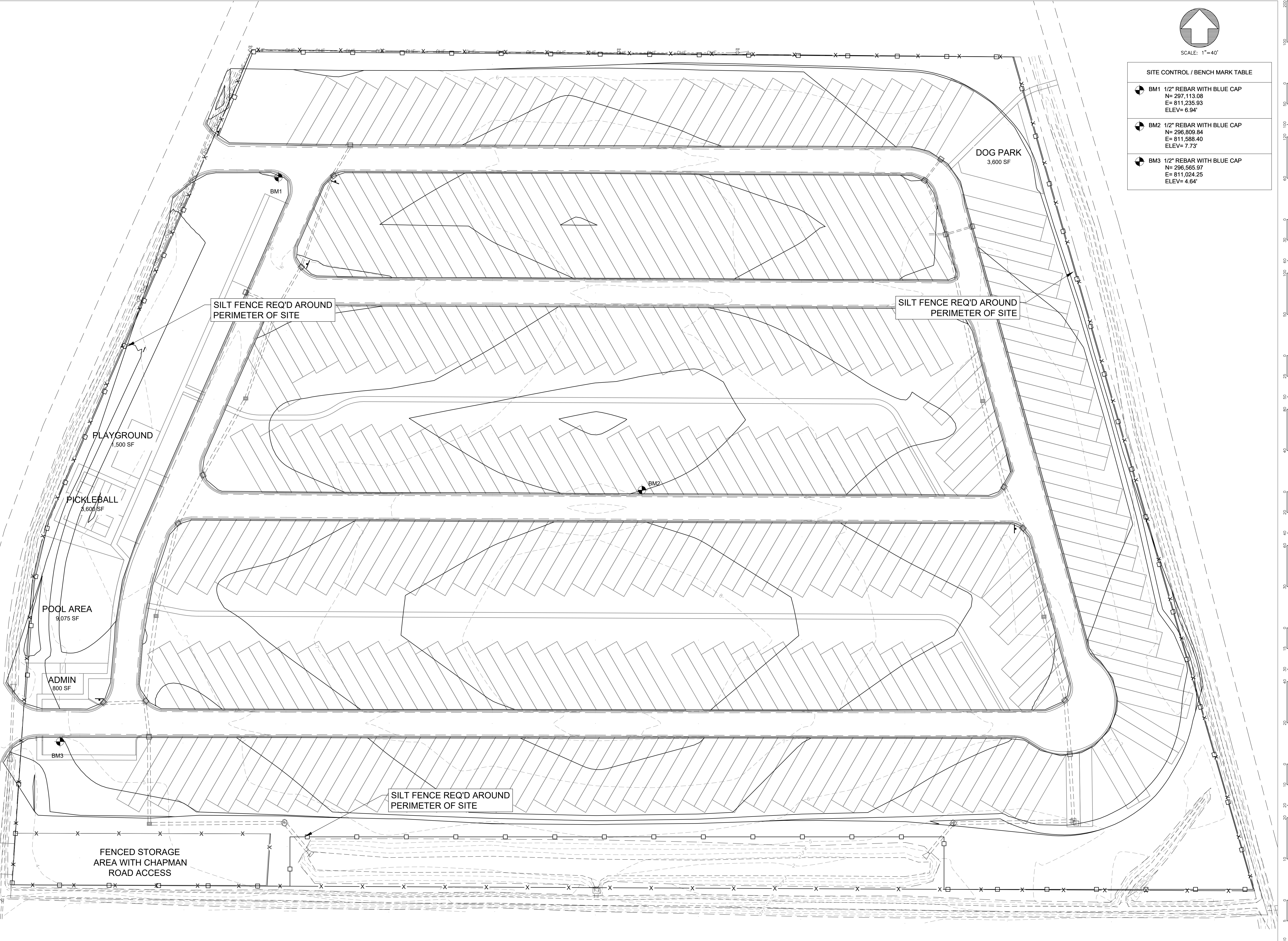
REV	DATE	BY

**CHAPMAN RD RV RESORT**  
RUST ENTERPRISES, LLC  
BAY ST. LOUIS, MISSISSIPPI  
**GRADING AND DRAINAGE PLAN**

CAD CPZ  
ENG NLG  
DATE 05/28/2025  
SCALE 1"=40'  
BMA# 3946  
FILE \3946\3946-Planset

SHEET  
**C-131**

s:\39466 - chapman rd rv park (hancock count)\c-cad\dwg\3946 - planset.dwg-5/20/2025  
 THE PROFESSIONAL ENGINEERING SERVICES PROVIDED BY BROWN, MITCHELL & ALEXANDER, INC. (BMA) ARE RELATIVE TO THESE FINAL DRAWINGS AS SHOWN. ANY MODIFICATIONS TO THE DRAWINGS & ASSOCIATED SPECIFICATIONS AS PREPARED BY BMA WITHOUT THE WRITTEN CONSENT OF BMA, SHALL RELIEVE BMA OF ANY & ALL LIABILITY AS A RESULT OF ANY SUCH MODIFICATIONS.



SCALE: 1"=40'

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SEAL  
**PRELIMINARY**

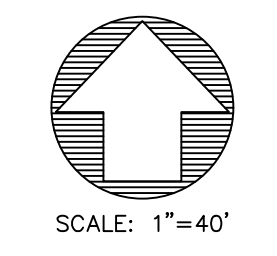
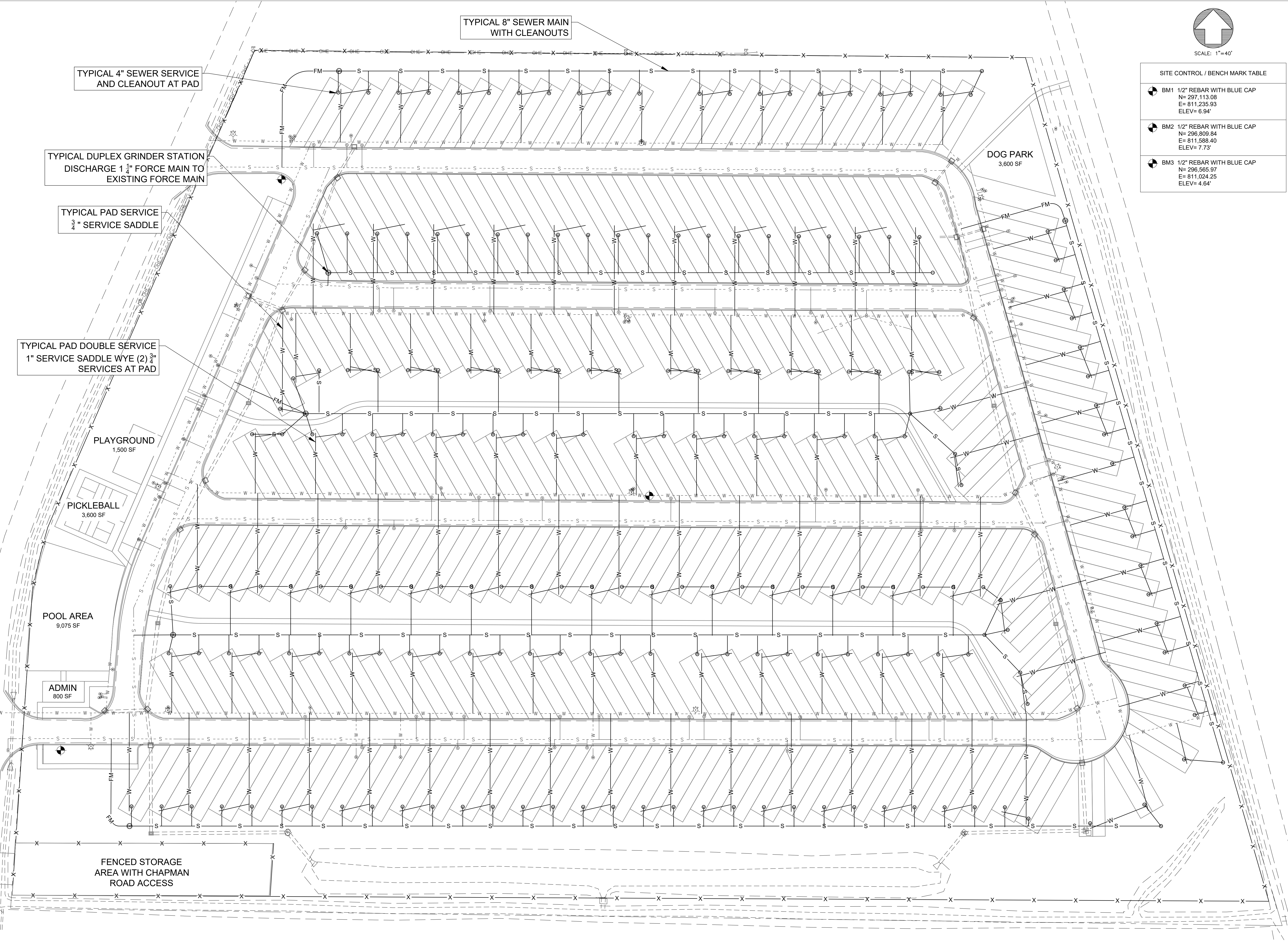
REV	DATE	BY

**CHAPMAN RD RV RESORT**  
 RUST ENTERPRISES, LLC  
 BAY ST. LOUIS, MISSISSIPPI  
**EROSION CONTROL PLAN**

CAD CPZ  
 ENG NLG  
 DATE 05/28/2025  
 SCALE 1"=40'  
 BMA# 3946  
 FILE \3946\3946-Planset

SHEET  
**C-141**

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 THE PROFESSIONAL ENGINEERING SERVICES PROVIDED BY BROWN, MITCHELL & ALEXANDER, INC. (BMA) ARE RELATIVE TO THESE FINAL DRAWINGS AS SHOWN. ANY MODIFICATIONS TO THE DRAWINGS & ASSOCIATED SPECIFICATIONS AS PREPARED BY BMA WITHOUT THE WRITTEN CONSENT OF BMA, SHALL RELIEVE BMA OF ANY & ALL LIABILITY AS A RESULT OF ANY SUCH MODIFICATIONS.



SCALE: 1"=40'

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BM3 1/2" REBAR WITH BLUE CAP N= 296.565.97 E= 811.024.25 ELEV= 4.64'	

Item # 5.

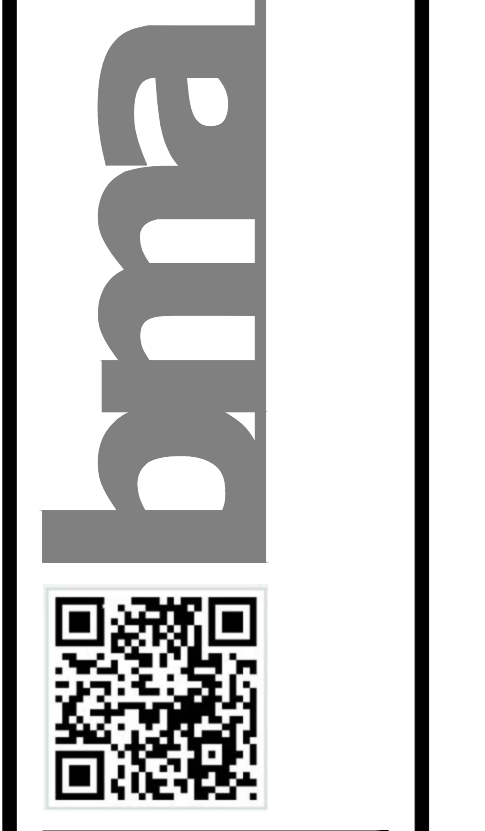
431 Cowan Road,  
 Suite 200  
 Gulfport, MS 39507  
 (228)864-7612

131 Rue Magnolia  
 Bay St. Louis, MS 39530  
 (228)432-7612

3221 Market Street  
 Hattiesburg, MS 39567  
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SEAL

**PRELIMINARY**

REV	DATE	BY

**CHAPMAN RD RV RESORT**  
 RUST ENTERPRISES, LLC  
 BAY ST. LOUIS, MISSISSIPPI

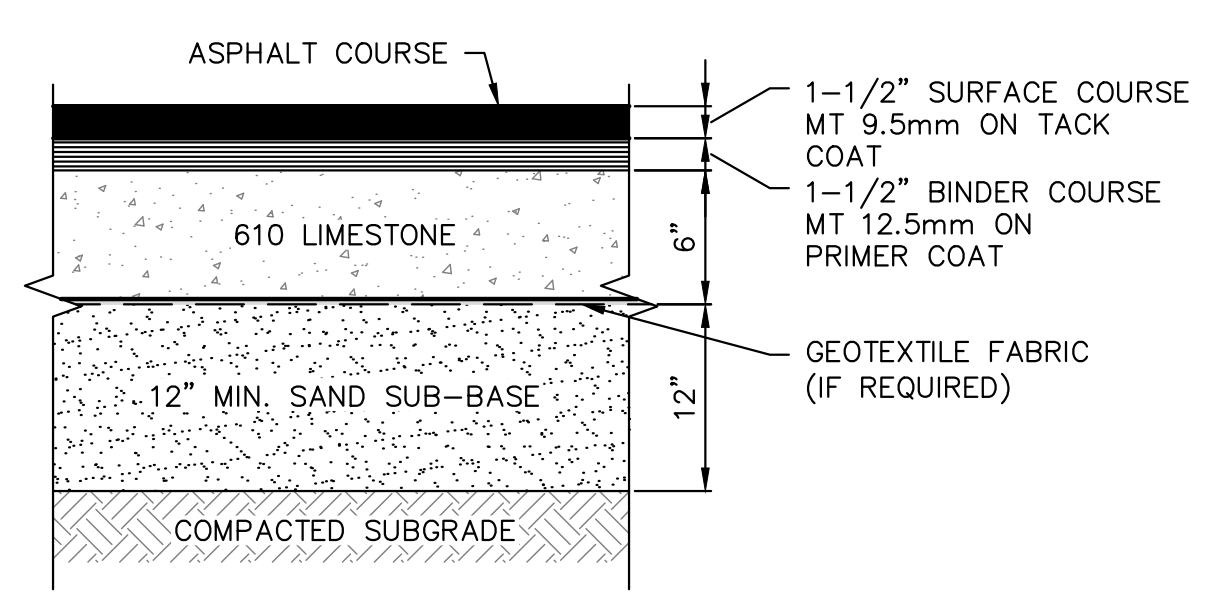
**SITE UTILITY PLAN**

CAD CPZ  
 ENG NLG  
 DATE 05/28/2025  
 SCALE 1"=40'  
 BMA# 3946  
 FILE \3946\3946-Planset

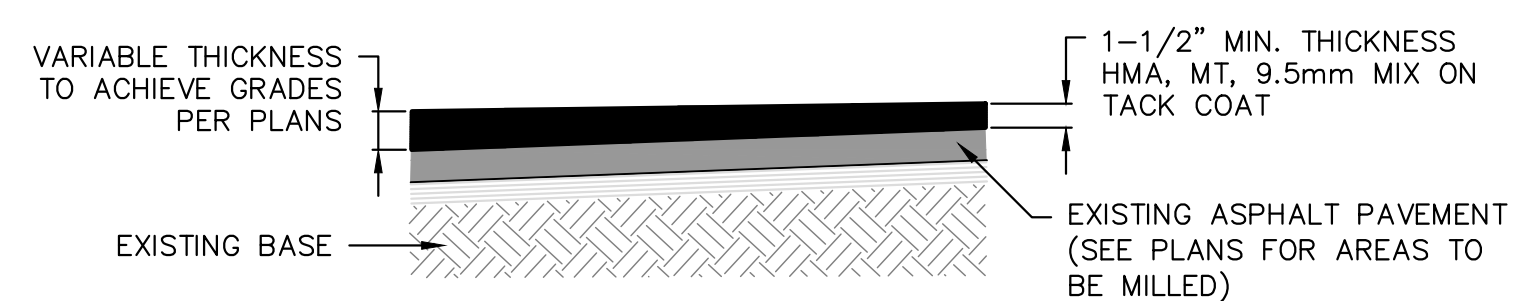
SHEET

**C-151**

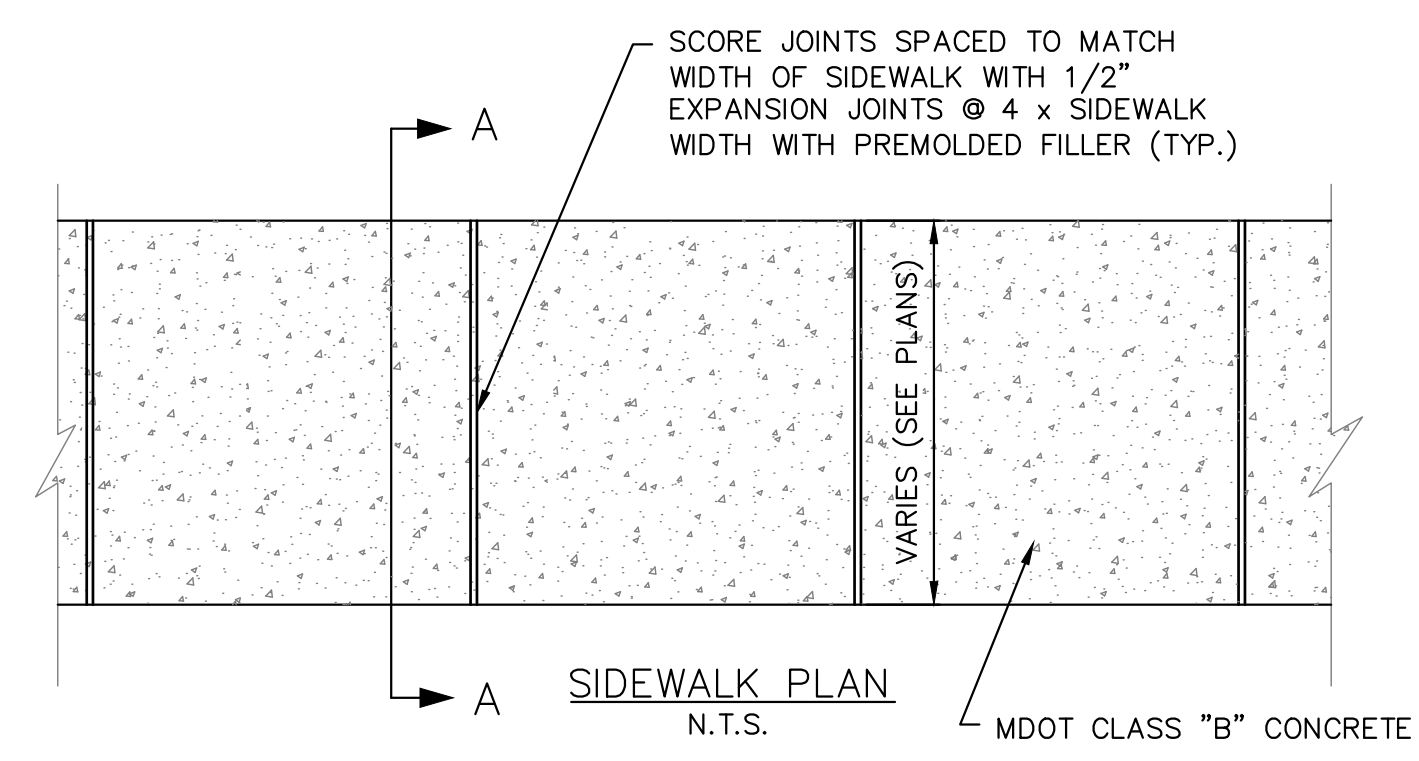
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 THE PROFESSIONAL ENGINEERING SERVICES PROVIDED BY BROWN, MITCHELL & ALEXANDER, INC. (BMA) ARE RELATIVE TO THESE FINAL DRAWINGS AS SHOWN. ANY MODIFICATIONS TO THE DRAWINGS & ASSOCIATED SPECIFICATIONS AS PREPARED BY BMA WITHOUT THE WRITTEN CONSENT OF BMA, SHALL RELIEVE BMA OF ANY & ALL LIABILITY AS A RESULT OF ANY SUCH MODIFICATIONS.



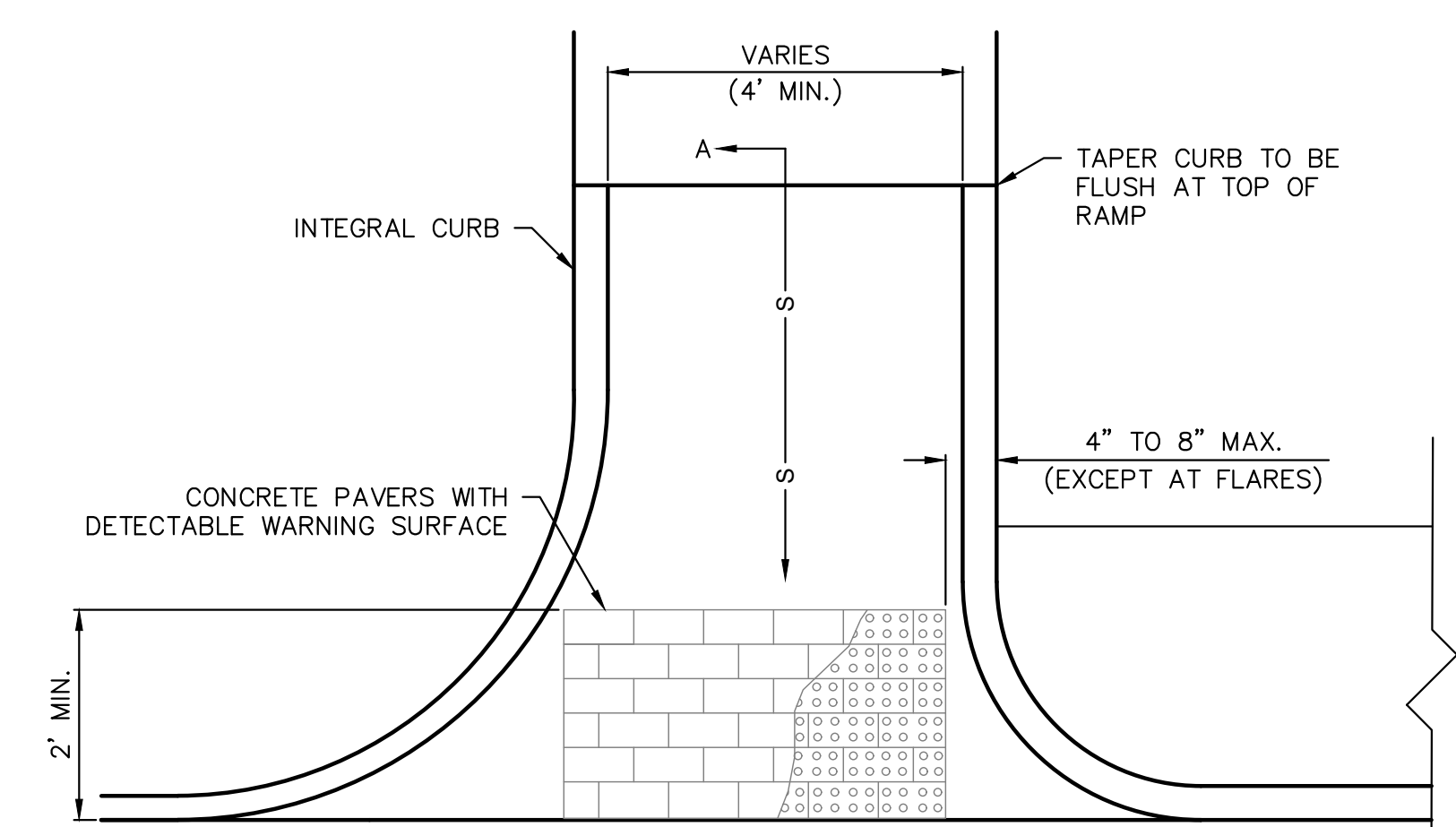
STANDARD DUTY ASPHALT PAVEMENT SECTION  
N.T.S.



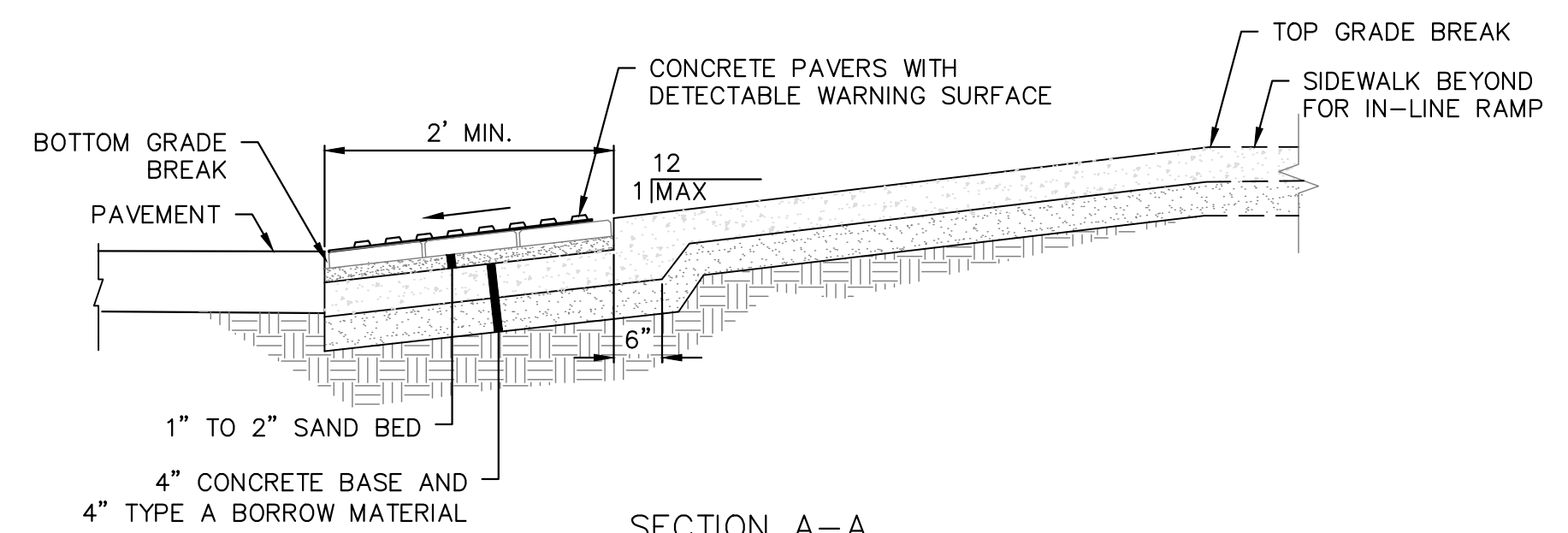
ASPHALT PAVEMENT OVERLAY SECTION  
N.T.S.



SIDEWALK PLAN  
N.T.S.

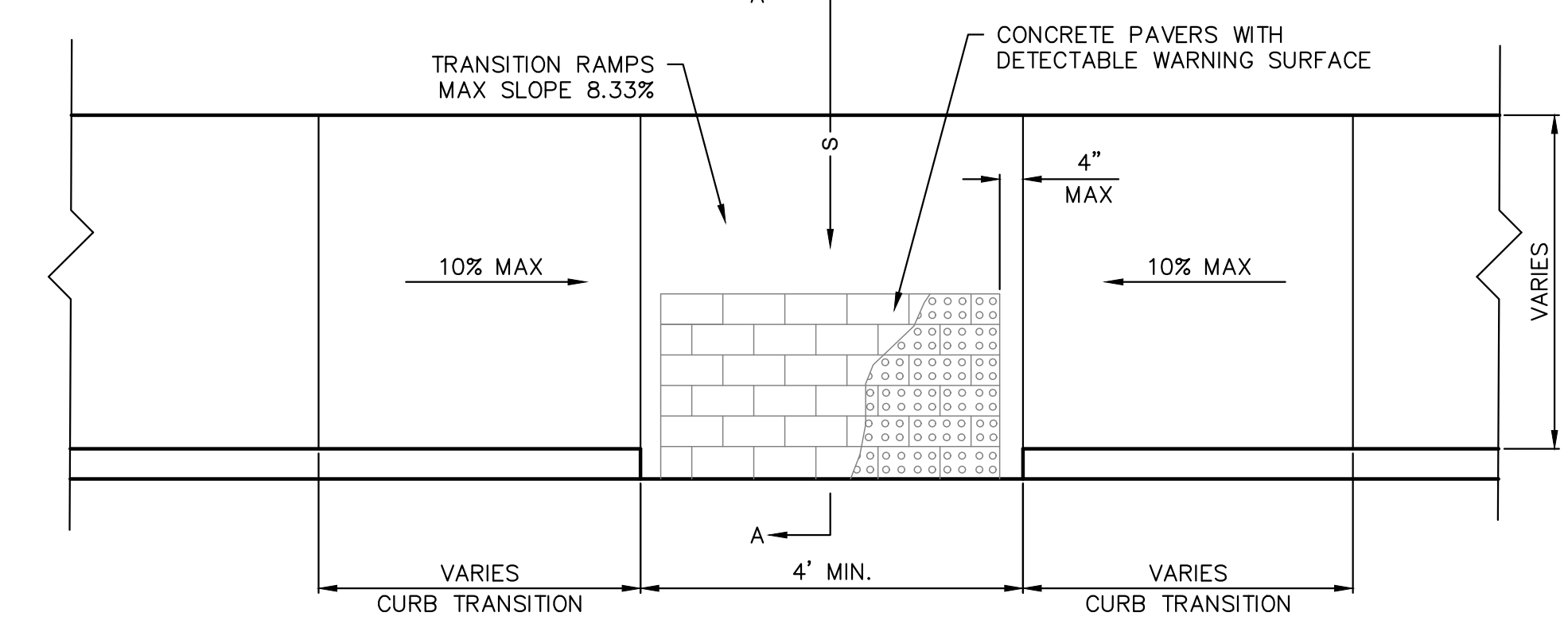


PLAN - ADA RAMP

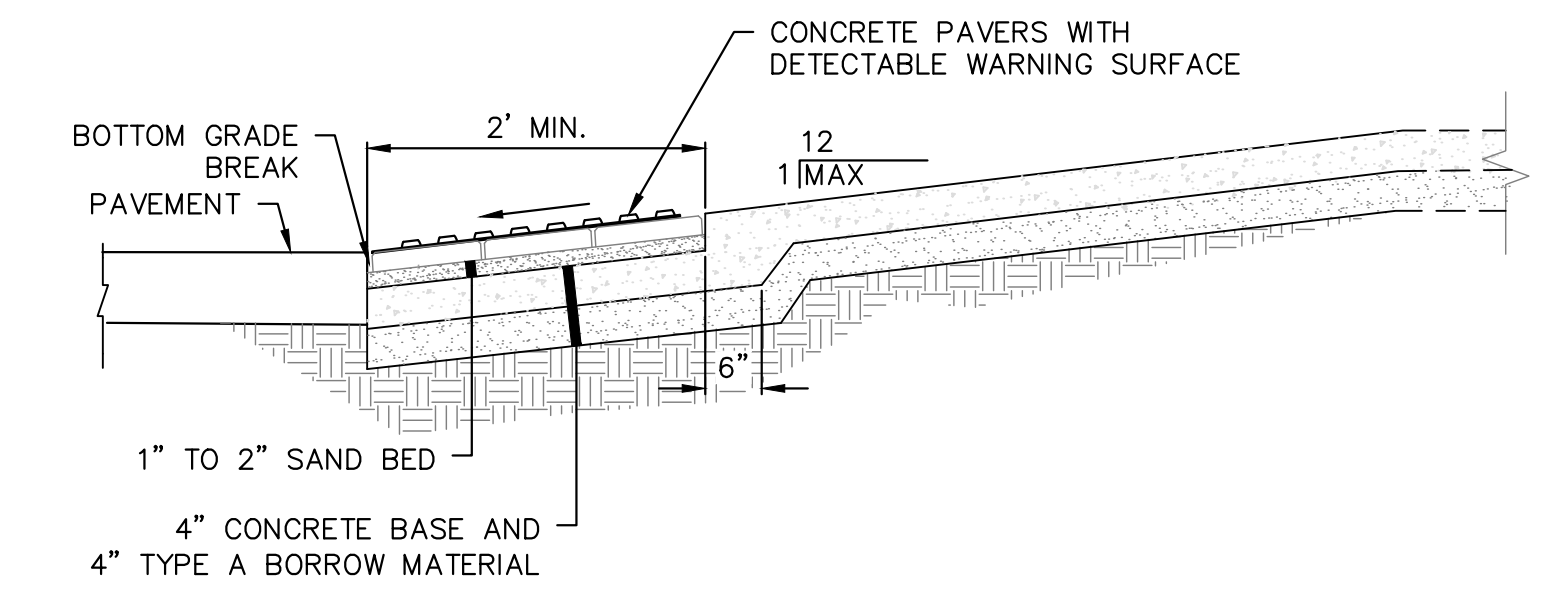


SECTION A-A  
ADA RAMP DETAIL  
WITH TRUNCATED DOMES  
N.T.S.

- NOTES:
1. CONCRETE PAVER FOR DETECTABLE WARNINGS SHALL BE PAVESTONE, TILETECH PAVERS, HARDSCAPE U.S.A. OR APPROVED EQUAL. PAVES COLOR SHALL BE SELECTED BY THE ARCHITECT.
  2. ADA RAMPS AND TRUNCATED DOMES SHALL MEET THE LATEST APPLICABLE ADA GUIDELINES AS SPECIFIED BY THE CITY.

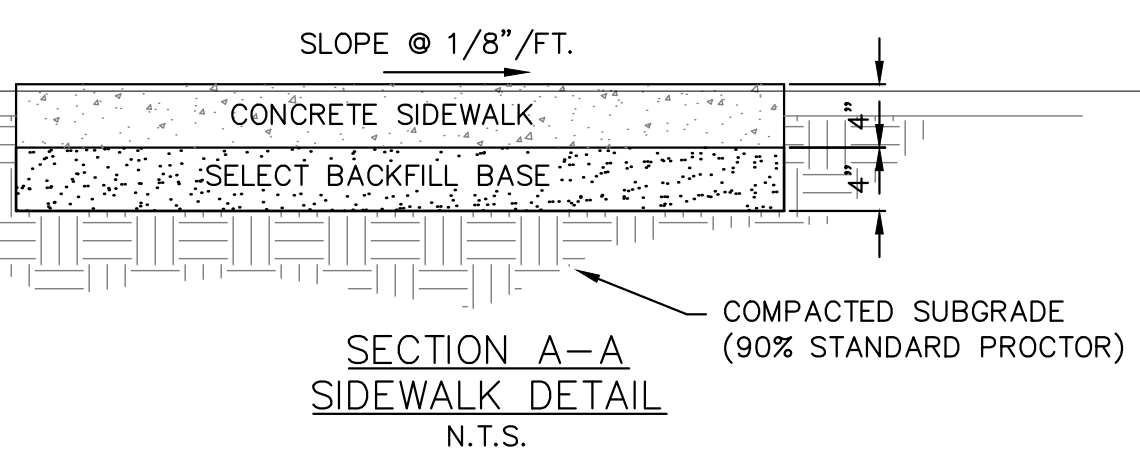


PLAN - ADA RAMP

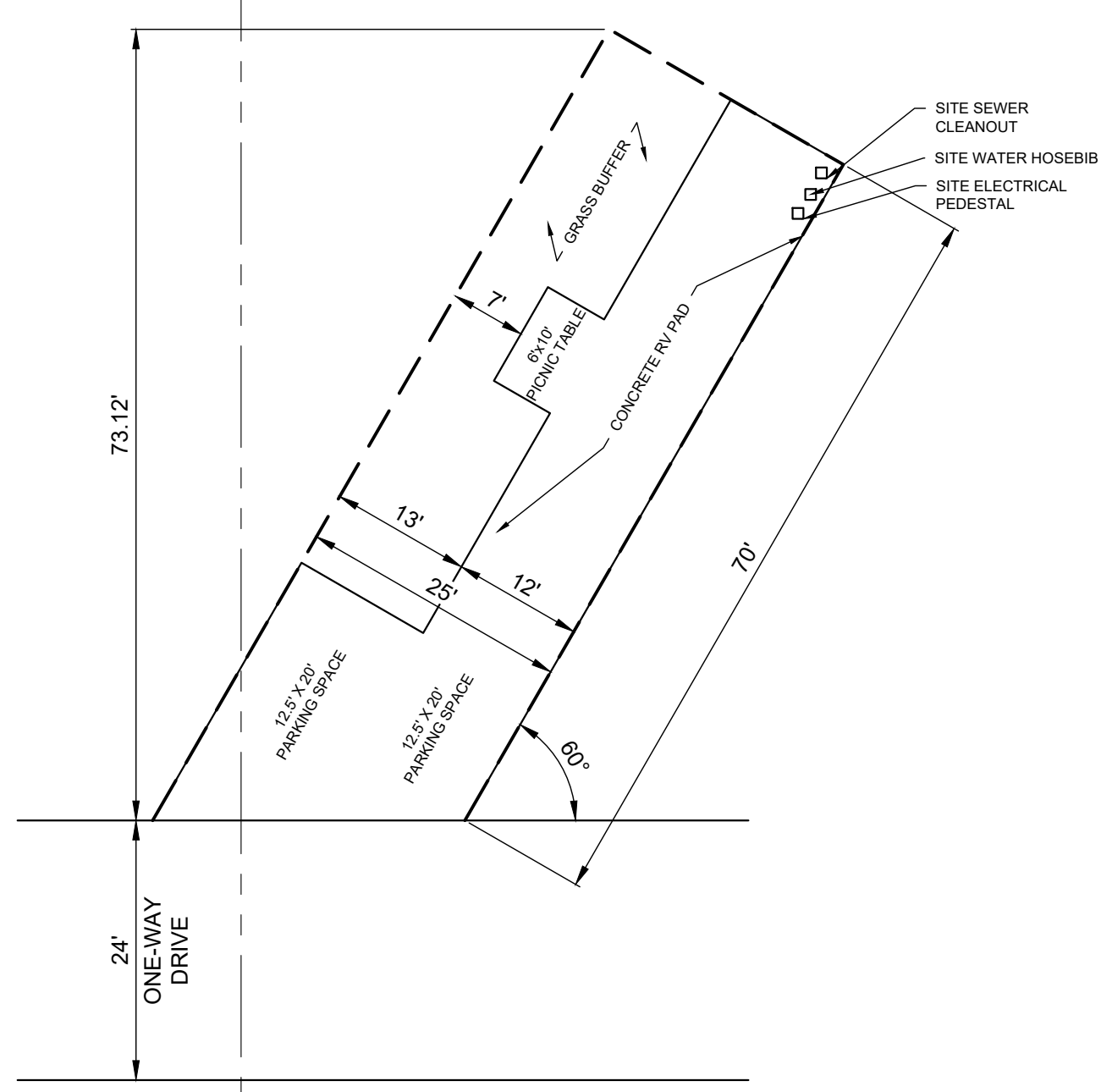


SECTION A-A  
ADA RAMP DETAIL  
WITH TRUNCATED DOMES  
N.T.S.

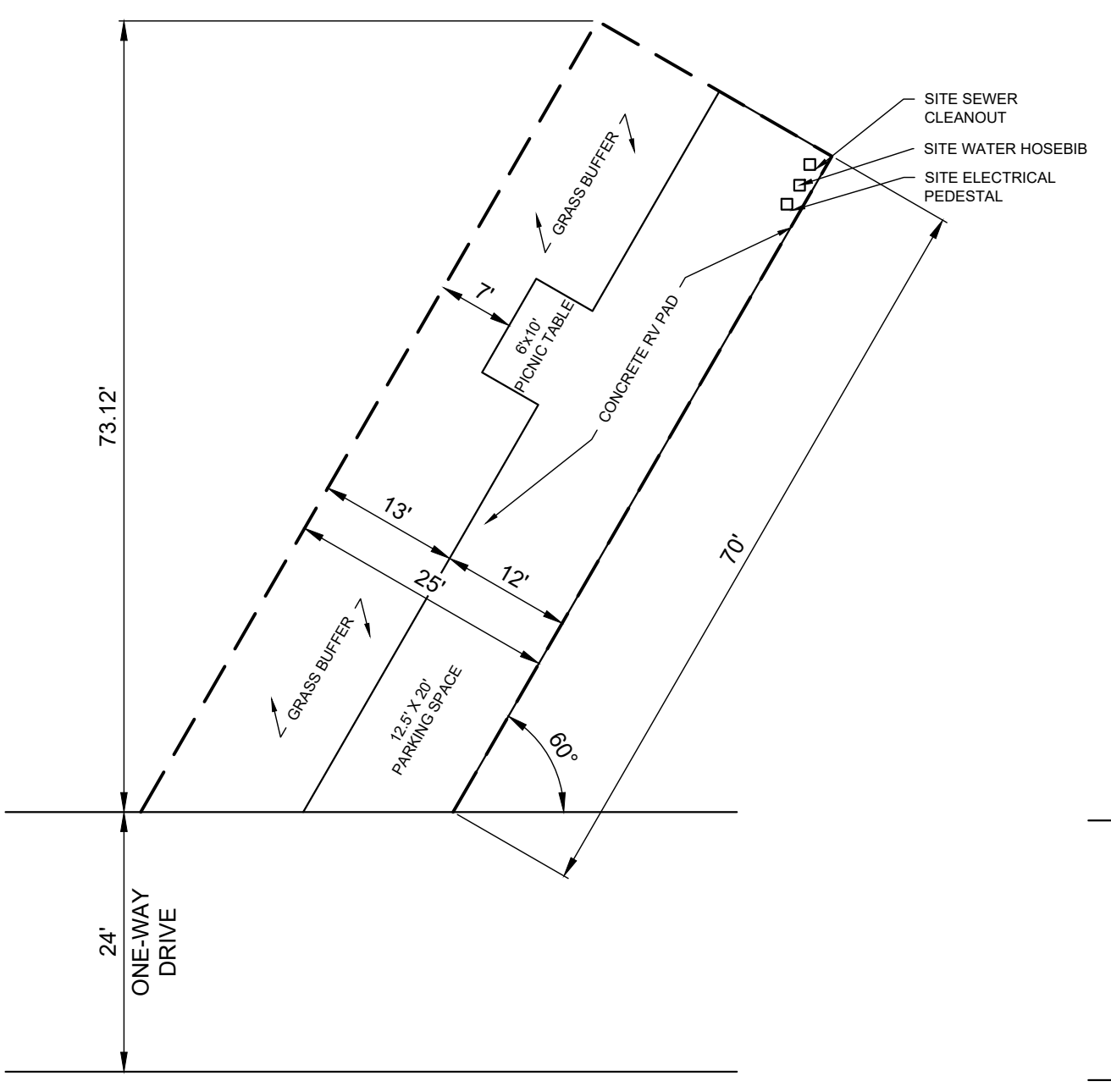
- NOTES:
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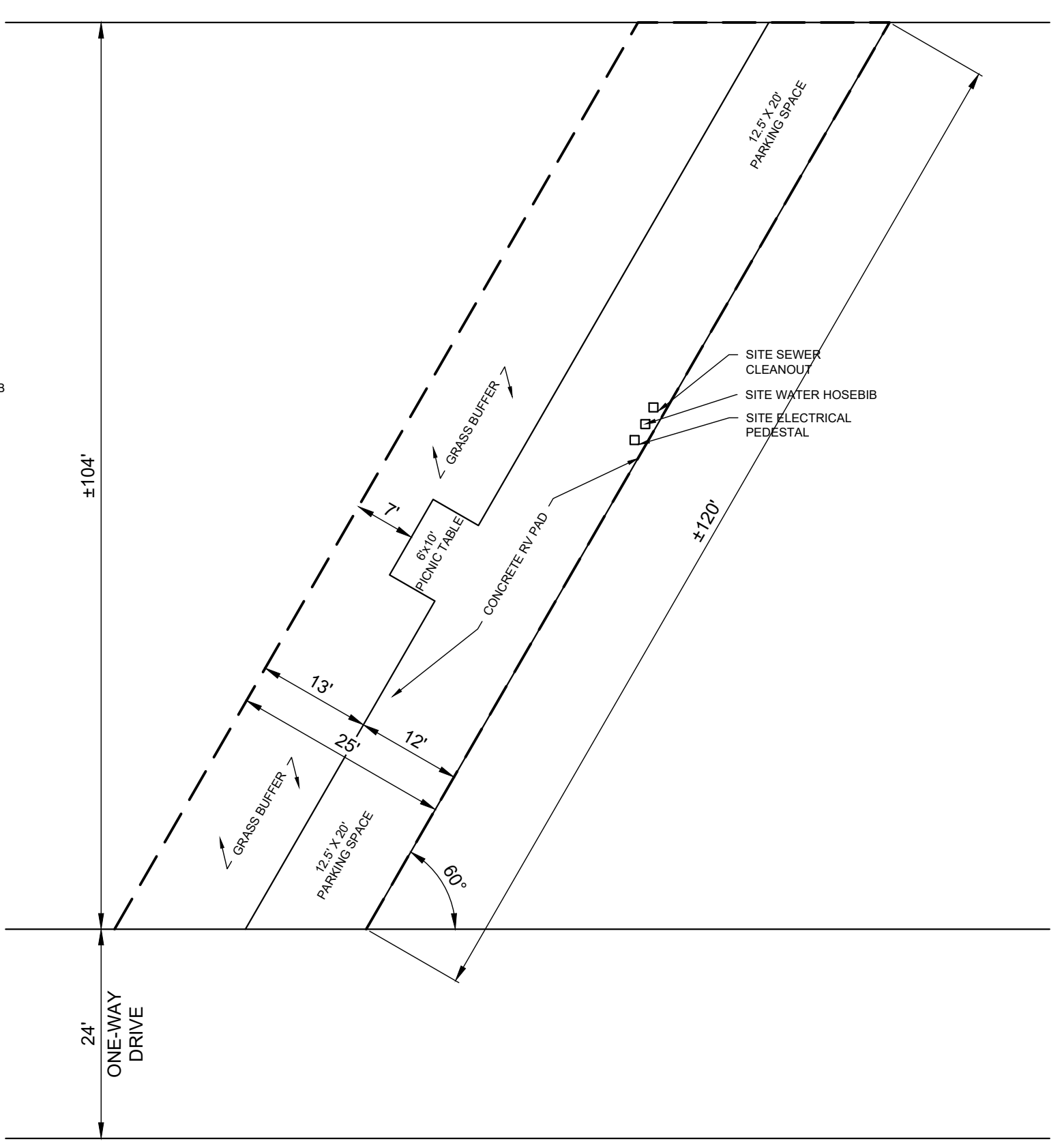
SECTION A-A  
SIDEWALK DETAIL  
N.T.S.



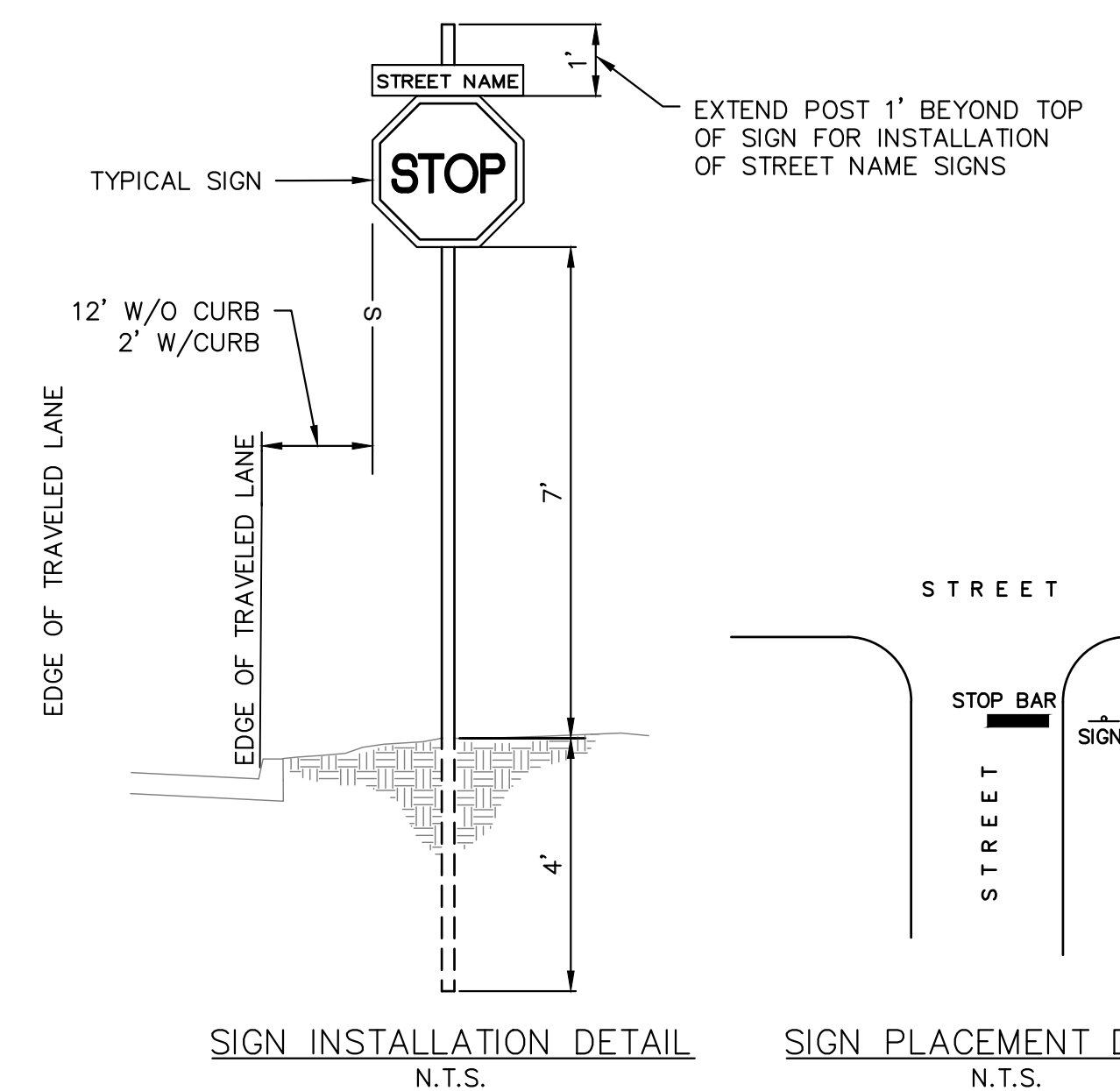
A) TYPICAL RV PARKING LAYOUT (TWO PARKING)  
SCALE: 1"=10'



B) TYPICAL RV PARKING LAYOUT  
SCALE: N.T.S.

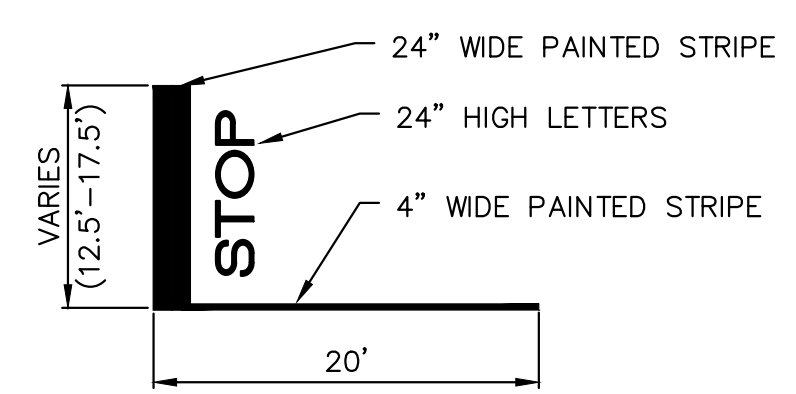


C) TYPICAL PULL THROUGH RV PARKING LAYOUT  
SCALE: N.T.S.



SIGN INSTALLATION DETAIL  
N.T.S.

SIGN PLACEMENT DETAIL  
N.T.S.



STOP BAR DETAIL  
N.T.S.

Item # 5.

**BROWN, MITCHELL & ALEXANDER, INC.**  
 CONSULTING ENGINEERS  
 www.bmaengineers.com

401 Cowan Road,  
 Suite 200  
 Gulfport, MS 39507  
 (228)864-7612

131 Rue Magnolia  
 Bay St. Louis, MS 39530  
 (228)432-7612

3221 Market Street  
 Pascagoula, MS 39567  
 (228)864-7612

**bma**

SEAL

PRELIMINARY

REV	DATE	BY

**CHAPMAN RD RV RESORT**  
 RUST ENTERPRISES, LLC  
 BAY ST. LOUIS, MISSISSIPPI

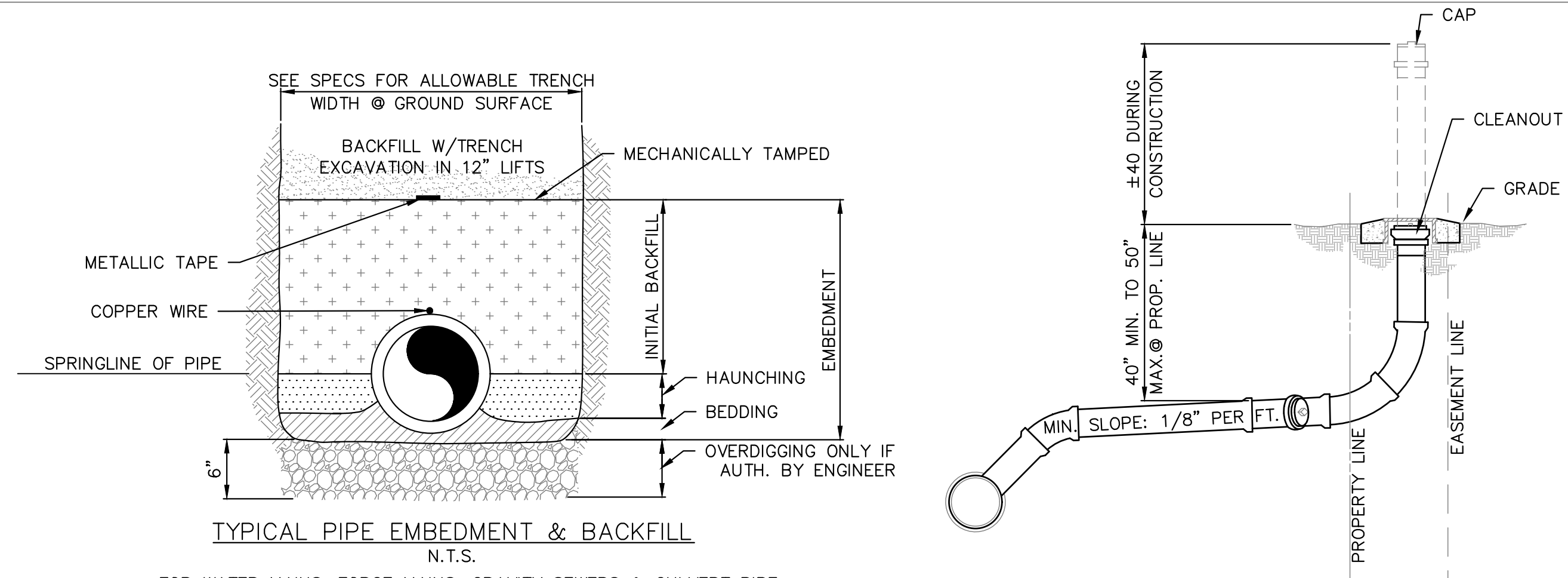
CONSTRUCTION DETAILS

CAD CPZ  
 ENG NLG  
 DATE 05/28/2025  
 SCALE 1"=40'  
 BMA# 3946  
 FILE \3946\3946-Planset

SHEET

**C-501**

s:\3946 - chapman rd. rv park (hancock count)\c-cad\dwg\3946 - planset.dwg-5/30/2025 THE PROFESSIONAL ENGINEERING SERVICES PROVIDED BY BROWN, MITCHELL & ALEXANDER, INC. (BMA) ARE RELATIVE TO THESE FINAL DRAWINGS AS SHOWN. ANY MODIFICATIONS TO THE DRAWINGS & ASSOCIATED SPECIFICATIONS AS PREPARED BY BMA WITHOUT THE WRITTEN CONSENT OF BMA, SHALL RELIEVE BMA OF ANY & ALL LIABILITY AS A RESULT OF ANY SUCH MODIFICATIONS.

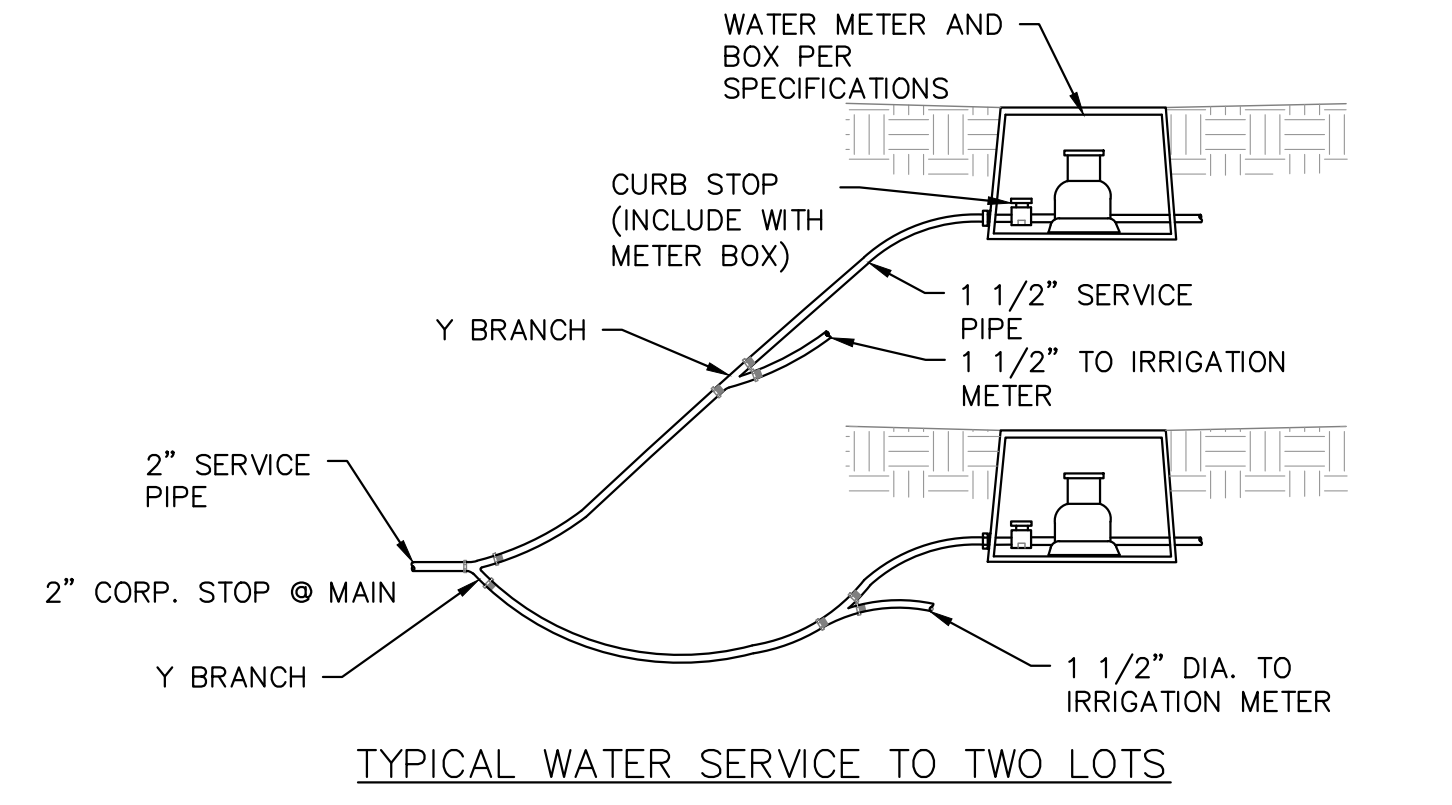
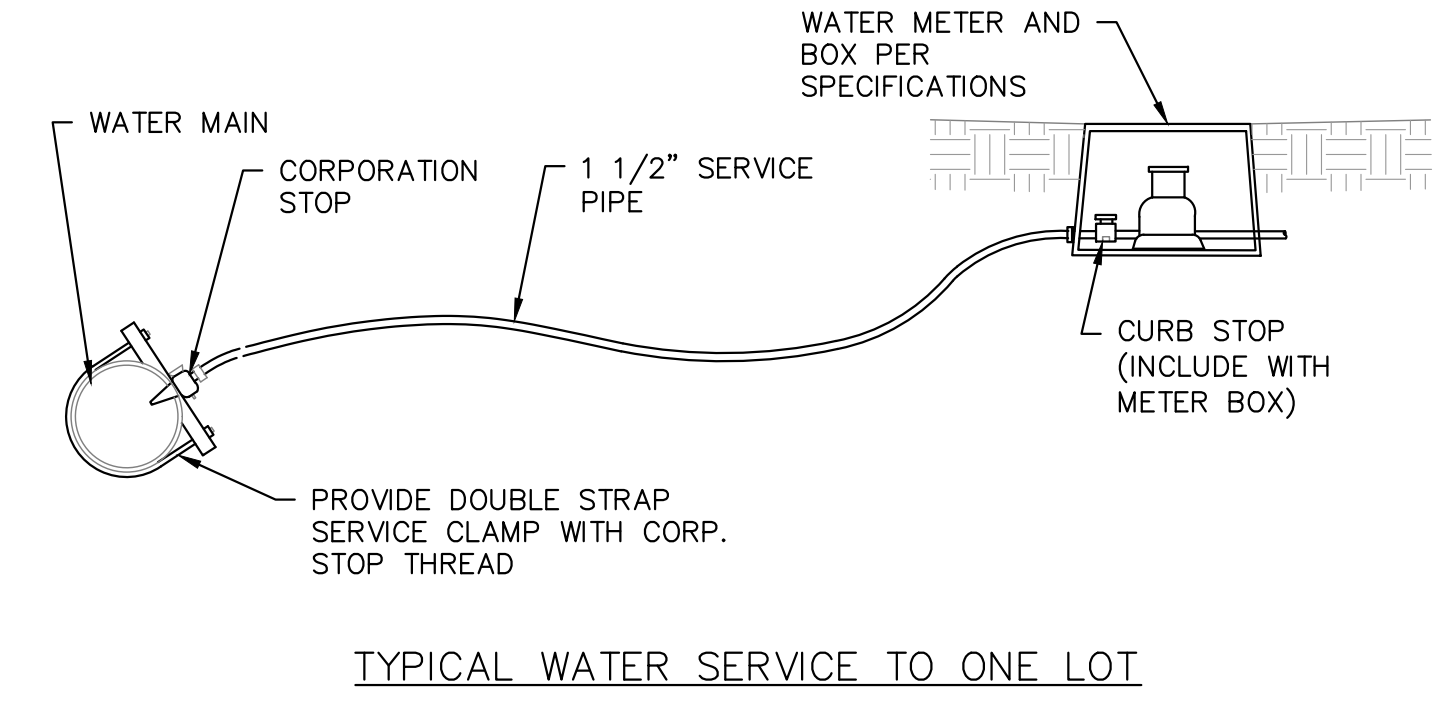
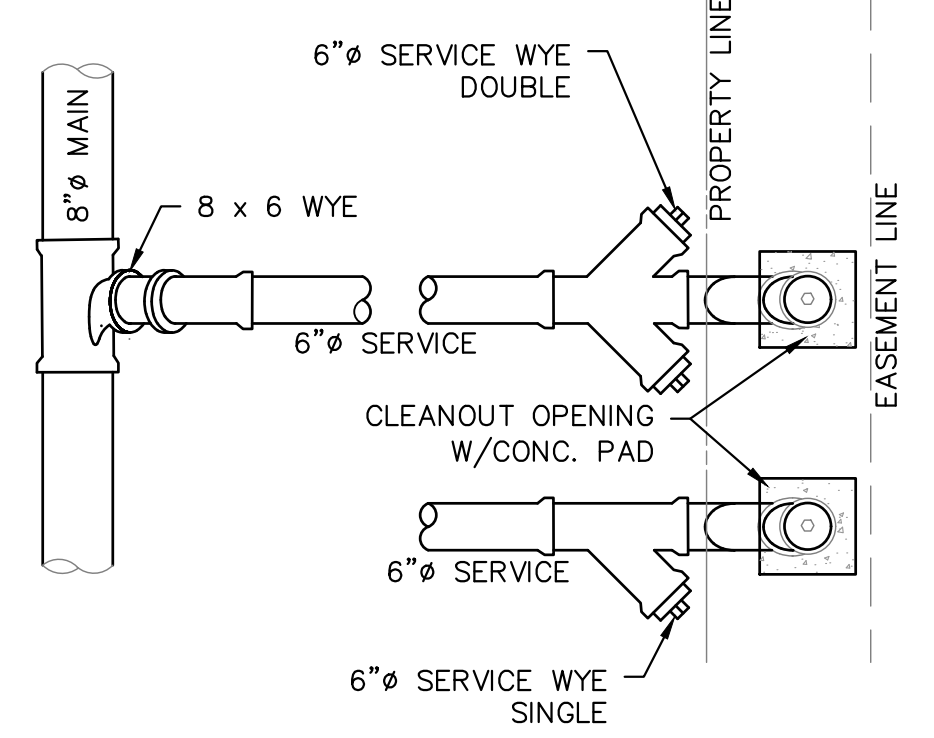


FOR WATER MAINS, FORCE MAINS, GRAVITY SEWERS & CULVERT PIPE

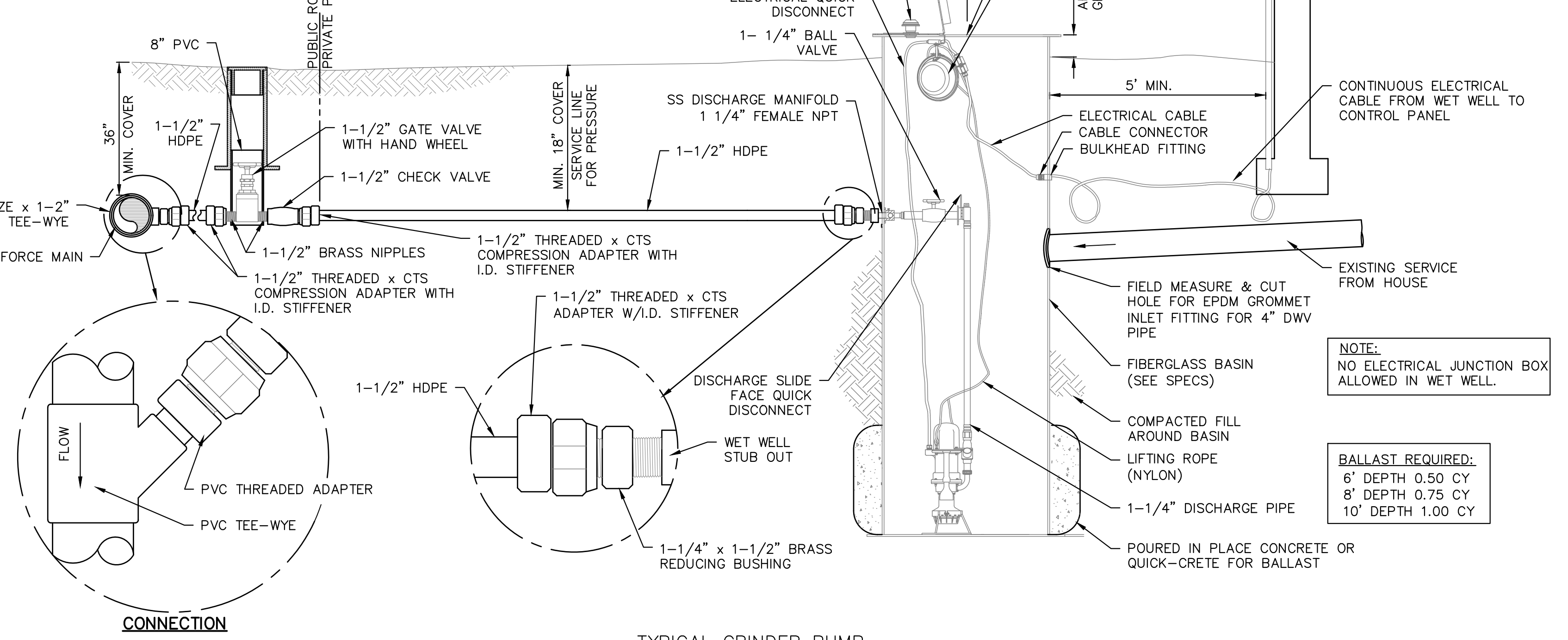
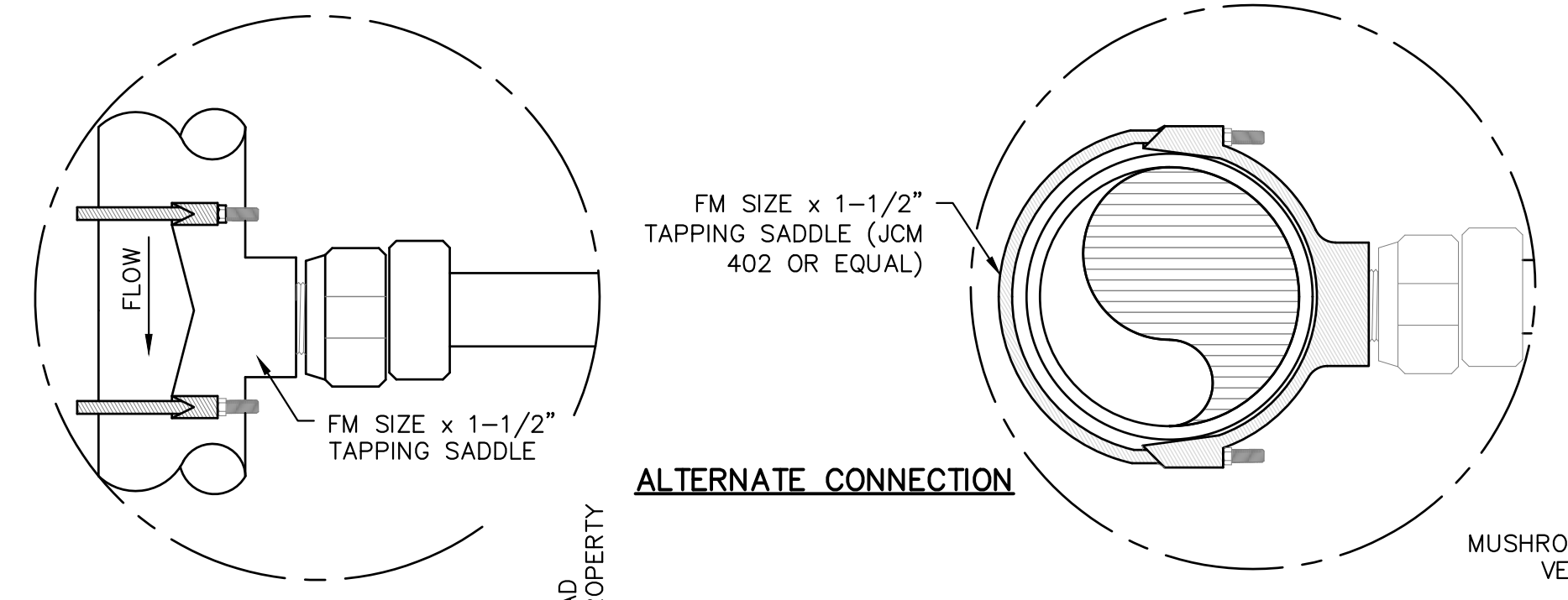
**NOTES:**

**PIPE EMBEDMENT AND BACKFILL**

- SHOULD ENGINEER DETERMINE THAT THE NATIVE MATERIAL AT THE BOTTOM OF THE TRENCH IS NOT A SUITABLE FOUNDATION FOR THE PIPE. HE MAY AUTHORIZE OVERDIGGING THE TRENCH A DEPTH OF 6 INCHES AND REPLACE WITH A SELECT FOUNDATION MATERIAL.
- GENERALLY, LOOSE MATERIAL LEFT BY THE EXCAVATOR WILL BE ADEQUATE FOR BEDDING THE PIPE SO THAT IT IS FULLY SUPPORTED.
- THE HAUNCHING MATERIAL SHALL BE NATIVE MATERIAL SECURED FROM THE TRENCH EXCAVATION AND THOROUGHLY COMPACTED TO THE SPRING LINE OF THE PIPE AND EXTENDING TO THE SIDE WALLS OF THE TRENCH. A MINIMUM 85 PERCENT STANDARD PROCTOR WILL BE CONSIDERED ADEQUATE COMPACTION.
- THE INITIAL BACKFILL (NATIVE MATERIAL SECURED FROM THE TRENCH EXCAVATION) MAY THEN PROCEED TO A HEIGHT OF 12 INCHES ABOVE THE TOP OF THE PIPE AND MECHANICALLY TAMPED. FURTHER BACKFILL SHALL NOT PROCEED UNTIL INITIAL BACKFILL HAS BEEN OBSERVED BY ENGINEER.
- SHOULD ENGINEER DETERMINE THAT THE NATIVE MATERIAL SECURED FROM THE TRENCH EXCAVATION IS NOT SUITABLE FOR EMBEDMENT, HE MAY AUTHORIZE THE USE OF A SELECT BEDDING MATERIAL.
- FURTHER BACKFILL UTILIZING MATERIAL FROM TRENCH EXCAVATION MAY THEN PROCEED TO THE ORIGINAL GROUND SURFACE IN 12 INCH LIFTS COMPACTED TO ELIMINATE AIR VOIDS. IN AREAS WHERE THE GROUND SURFACE IS TO RECEIVE PAVEMENT, A MINIMUM 85 PERCENT STANDARD PROCTOR FOR EACH LIFT SHALL BE CONSIDERED ADEQUATE COMPACTION.
- CONTRACTOR SHALL MAINTAIN TRENCH BACKFILL AT ORIGINAL GROUND SURFACE UNTIL FINAL ACCEPTANCE OF THE WORK.
- ALL SURPLUS MATERIALS NOT USED IN BACKFILLING SHALL BE REMOVED AND DISPOSED BY CONTRACTOR AT HIS OWN EXPENSE.
- METALLIC TAPE WILL BE PLACED IN THE BACKFILL 12 INCHES ABOVE THE TOP OF PVC WATER MAINS, SEWAGE FORCE MAINS, AND PVC GRAVITY SEWER MAINS WITH LETTERING FACE UP



**WATER SERVICE DETAIL**  
N.T.S.



**BROWN, MITCHELL & ALEXANDER, INC.**  
CONSULTING ENGINEERS  
www.bmaengineers.com

401 Cowan Road,  
Suite 300  
Culpeper, VA 22624  
(228)864-7612

131 Rue Magnolia  
Baltimore, MD 21202  
(228)432-7612

3221 Market Street  
Pasadena, CA 91107  
(228)864-7612

**CHAPMAN RD RV RESORT**  
RUST ENTERPRISES, LLC  
BAY ST. LOUIS, MISSISSIPPI

**CONSTRUCTION DETAILS**

CAD CPN  
ENG NLG  
DATE 05/28/2025  
SCALE 1"=40'  
BMA# 3946  
FILE \3946\3946-Planset

SHEET

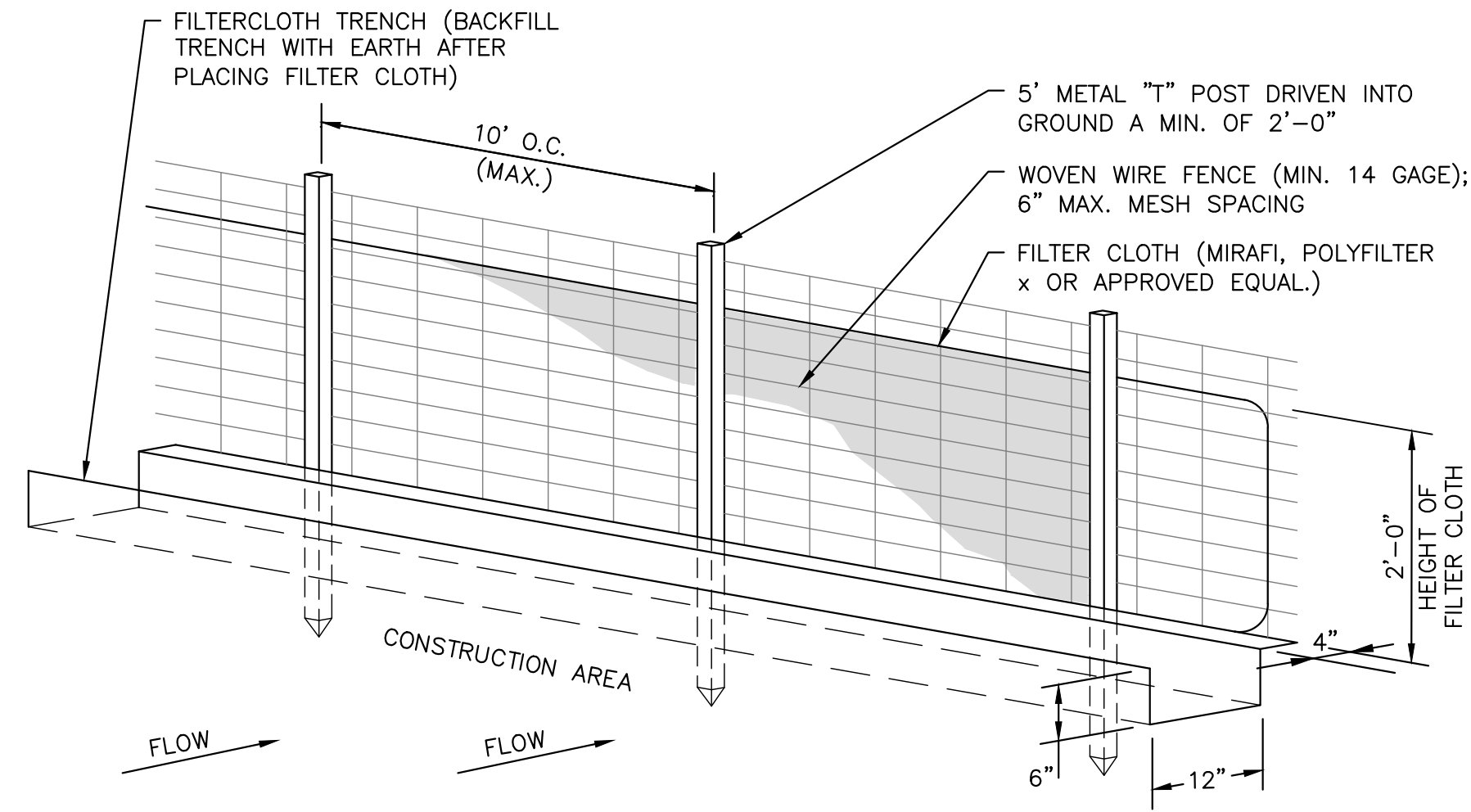
**C-502**

PRELIMINARY

REV DATE BY

SEAL

s:\3946 - chapman rd\_rv park (hancock count)\c-cad\dwg\3946 - planset.dwg-5/20/2025  
 THE PROFESSIONAL ENGINEERING SERVICES PROVIDED BY BROWN, MITCHELL & ALEXANDER, INC. (BMA) ARE RELATIVE TO THESE FINAL DRAWINGS AS SHOWN. ANY MODIFICATIONS TO THE DRAWINGS & ASSOCIATED SPECIFICATIONS AS PREPARED BY BMA WITHOUT THE WRITTEN CONSENT OF BMA, SHALL RELIEVE BMA OF ANY & ALL LIABILITY AS A RESULT OF ANY SUCH MODIFICATIONS.

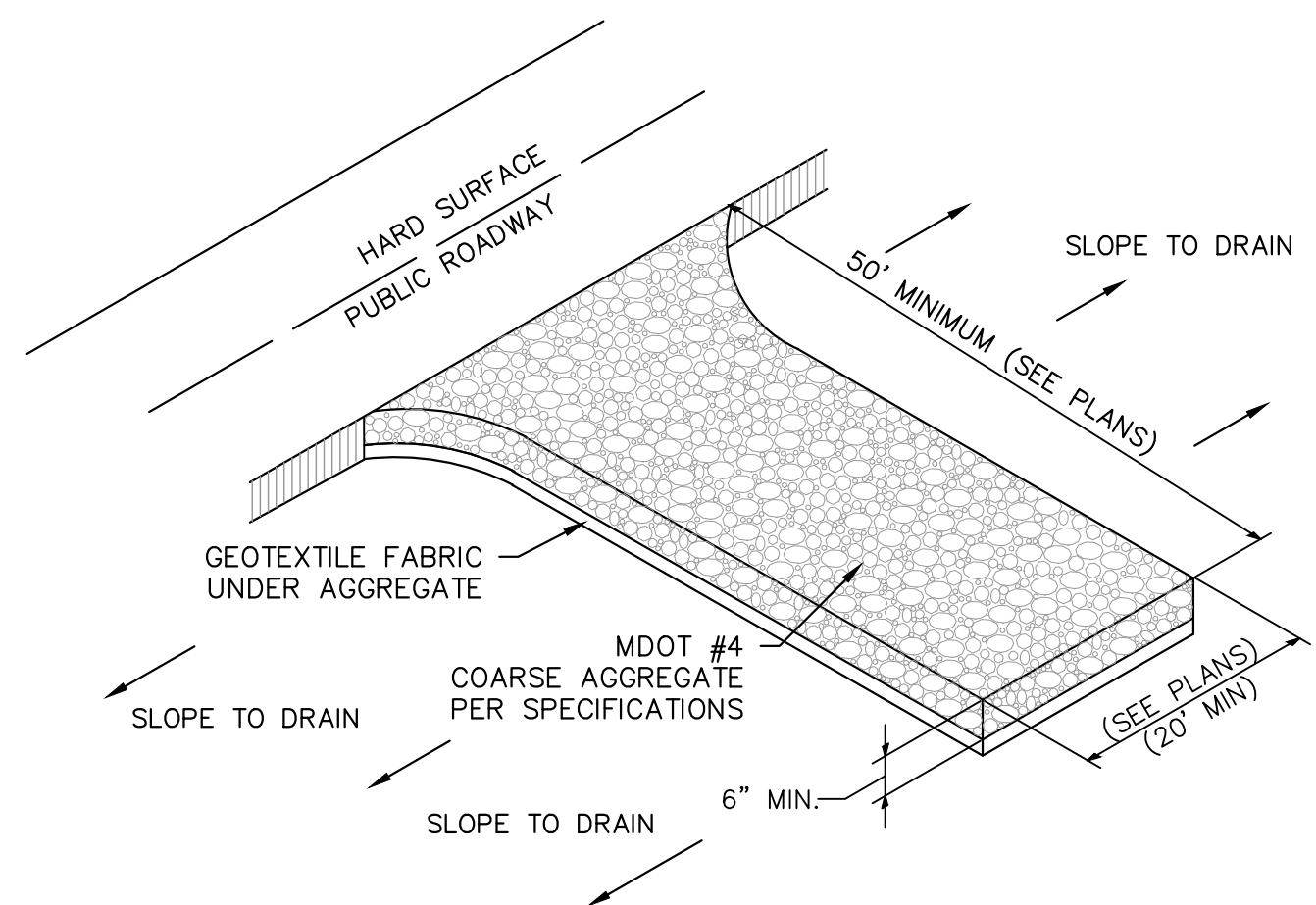


**SILT FENCE DETAIL**  
N.T.S.

**NOTES:**

- INSTALLATION:**
- USE STEEL "T" POSTS THAT ARE 5 FEET IN LENGTH.
  - INSTALL POSTS STARTING AT THE CENTER OF THE LOWEST POINT OF THE FENCE LINE. DRIVE POSTS 12 INCHES INTO THE GROUND.
  - INSTALL POST ON 10-FOOT CENTERS IF METAL MESH FENCING IS TO BE USED AS ADDITIONAL SUPPORT. IF NO METAL FENCING SUPPORT IS USED, THEN INSTALL POSTS ON 6-FOOT CENTER OR LESS.
  - EXCAVATE A TRENCH 6 INCHES DEEP BY 12 INCHES WIDE ON THE UPHILL SIDE OF THE FENCE POSTS.
  - STAPLE OR TIE SILT FENCE FABRIC TO POSTS ON UPHILL SIDE, LEAVING 8 INCHES ON THE BOTTOM EXTEND DOWN AND ACROSS THE BOTTOM OF THE TRENCH.
  - BACKFILL TRENCH AND TAMP DOWN OVER FABRIC.
  - ALLOW 6-INCH OVERLAP AT JOINTS.
  - MULCH BARE GROUND UPHILL OF SILT FENCE OR PROVIDE OTHER EROSION CONTROL MEASURES.

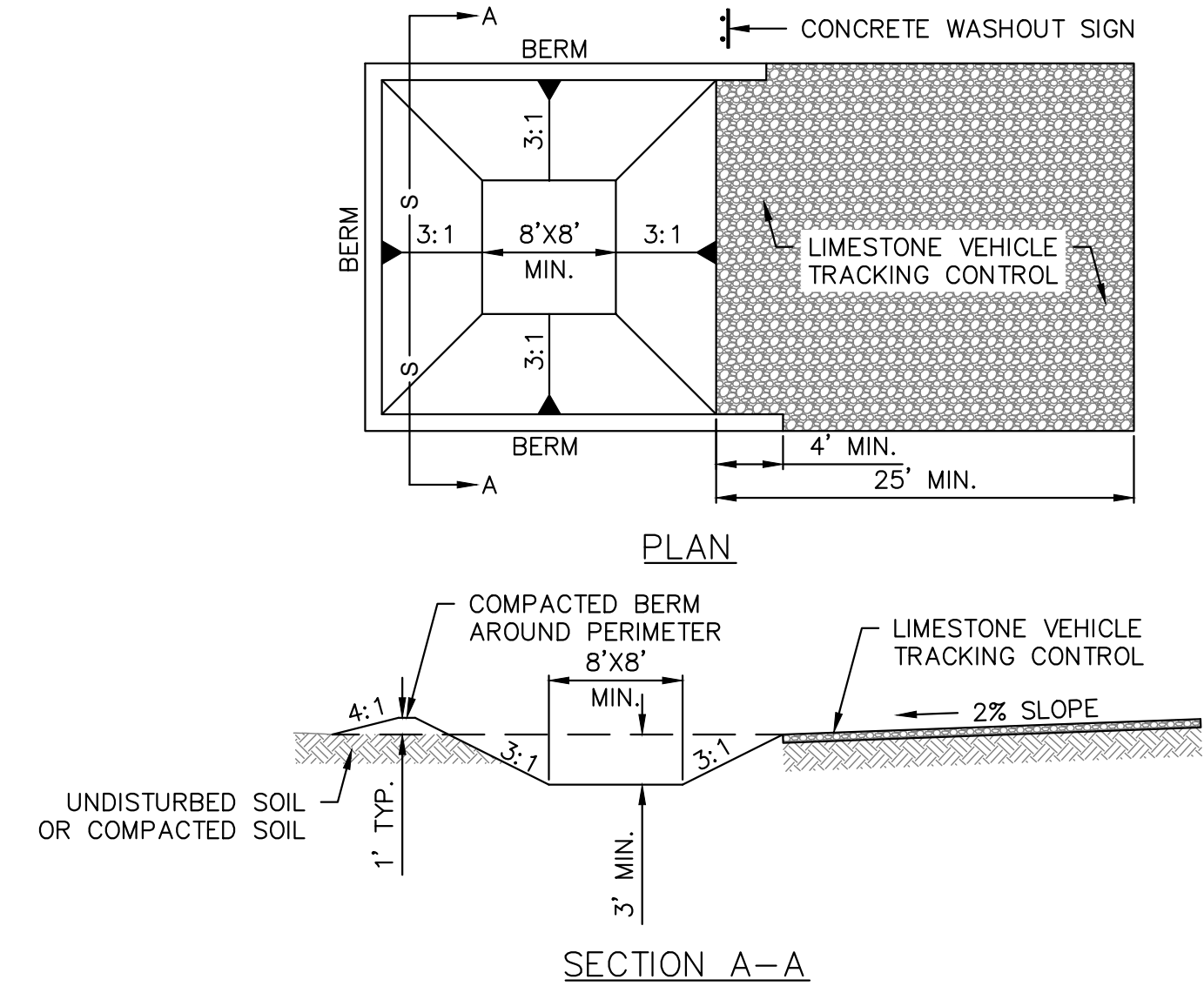
- MAINTENANCE:**
- REMOVE ACCUMULATED SEDIMENT ALONG THE FENCE WHEN IT HAS REACHED A THIRD TO A HALF THE FENCE HEIGHT. DO NOT PLACE SEDIMENT ON THE DOWNHILL SIDE.
  - INSPECT WEEKLY AND AFTER EACH SIGNIFICANT STORM EVENT (GREATER THAN 1/2 INCH OF RAIN).
  - REMOVE FENCE WHEN AREA ABOVE THE FENCE HAS BEEN STABILIZED.
  - IF FABRIC IS TORN, THEN REPLACE WITH A NEW PIECE THAT STRETCHES TO POST ON EITHER SIDE OF THE TEAR.



**NOTES:**

- THE AREA OF THE CONSTRUCTION ENTRANCE SHALL BE EXCAVATED 6 INCHES DEEP, 50 FEET LONG AND SHALL EXTEND THE FULL WIDTH OF ANY VEHICULAR INGRESS AND EGRESS (MINIMUM 20 FEET) LOCATED ON THE SITE.
- THE ENTRANCE SHALL BE PROPERLY MAINTAINED FOR THE DURATION OF THE PROJECT TO PREVENT THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL MAINTENANCE AND REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE ENTRANCE SHALL BE CHECKED ON A DAILY BASIS AND BEFORE & AFTER ANY RAINFALL EVENT FOR ANY DAMAGES. ANY DAMAGES FOUND SHALL BE REMEDIATED BEFORE THE DAYS END AT NO ADDITIONAL COST.
- THE ENTRANCE SHALL BE PROPERLY GRADED TO PREVENT THE FLOW OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS SHALL BE REMOVED IMMEDIATELY.
- MEASURES SHALL BE TAKEN TO PREVENT VEHICULAR TRAFFIC FROM BYPASSING THE CONSTRUCTION ENTRANCE DURING INGRESS AND EGRESS.

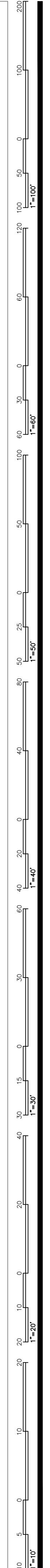
**TEMPORARY CONSTRUCTION ENTRANCE AND EXIT**  
N.T.S.



**NOTES:**

- SEE PLAN VIEW FOR INSTALLATION LOCATION.
- DO NOT LOCATE ON UNLINED CWA WITHIN 400' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL. MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE.
- THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
- CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 1' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
- BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE A MINIMUM HEIGHT OF ONE FOOT.
- VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARD THE CWA.
- SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
- USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

**CONCRETE WASHOUT AREA (CWA)**  
N.T.S.



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 CONSULTING ENGINEERS  
 www.bmaengineers.com



SEAL  
**PRELIMINARY**

REV	DATE	BY

**CHAPMAN RD RV RESORT**  
 RUST ENTERPRISES, LLC  
 BAY ST. LOUIS, MISSISSIPPI  
 CONSTRUCTION DETAILS

CAD CPZ  
 ENG NLG  
 DATE 05/28/2025  
 SCALE 1"=40'  
 BMA# 3946  
 FILE \3946\3946-Planset

SHEET  
**C-503**

**TO:** Planning and Zoning Board  
City of Bay St. Louis

**RE:** 10160 Chapman Road  
138H-0-46-028.000  
Legal Description: PT GADON TOULME CLAIM PT SE 1/4 SEC 27-8S-14W

**HEARING DATE:** July 9, 2025

I have reviewed Rust Enterprises' application for Site Plan Approval for the property located at 10160 Chapman Road.

The developer received approval for a Special Use District in May 2025, allowing for the development of a Recreational Vehicle (RV) Park, as defined under Section 302.124 of the Bay St. Louis Zoning Ordinance.

The applicant has now submitted the required site plan for review, as outlined in Section 1008 of the Zoning Ordinance. According to the site plan, the RV Park will include:

- Paved interior roads and lighting
- Individual RV sites with a minimum of 1,500 square feet each
- Parking pads with minimum dimensions of 12 ft. x 30 ft.
- 300 parking spaces for the 200 RV sites
- An opaque screen along adjoining properties and hedge landscaping on the street-facing sides
- Full utility services, including electricity, water, sewer, and solid waste disposal
- A permanent building featuring six restrooms, showers, and laundry facilities
- Recreational amenities, including a swimming pool, lazy river, pickleball courts, and open space

Recommend **approving** the site plan.

- No permit will be issued until all construction documents and drainage plans have been submitted and approved, and the Bay St. Louis Building Department receives the large site permit from MDEQ.

Jeremy Burke  
Bay St Louis Zoning Administrator

TO: Planning and Zoning Commission  
City of Bay St. Louis

RE: 401 South Necaise Avenue  
149M-1-29-050.000  
260A 2ND WARD BAY ST LOUIS

HEARING DATE: July 9, 2025

I have reviewed the application for Variance to the Zoning Ordinance submitted by Philip Meseke and Kandice Gunning. The property is located at 401 South Necaise Avenue. The property lies in an R-1 Residential Single Family district, which requires a 25' front yard setback, 8' side yard setback, and a 20' rear yard setback.

The applicant is requesting a variances:

**Front Yard Variance:**

Required: 25'

Proposed Distance: 7'8"

Variance Requested: 17'4"

*THE HOUSE SAT 7'8" FROM FRONT YARD PROPERTY LINE BEFORE IT WAS DEMOED*

**Rear Yard Variance:**

Required: 20'

Proposed Distance: 13'11"

Variance Requested: 6'1"

*THE HOUSE SAT 13'11" FROM THE REAR YARD PROPERTY LINE BEFORE IT WAS DEMOED*

**It is the recommendation of the zoning administrator to approve this variance.**

- The variances were approved unanimously in October 2023, but the variance remained dormant because a building permit wasn't issued for the construction. Therefore, the property owner had to return to the Planning and Zoning meeting of the Bay St. Louis City Council to request the variances.
- The house was approved by the Bay St Louis Historical Preservation Commission.
- The house was demolished and will be rebuilt on the former footprint of the house.
- The front of the house is going to be 29' from the S Neaise Avenue road edge.

Jeremy L Burke  
Zoning Administrator

APPLICATION FOR VARIANCE TO THE ZONING ORDINANCE

Please complete this form in its entirety; failure to do so may cause a delay in the submittal of your application to the Planning and Zoning Commission.

The following information is required before this application will be submitted to the Planning and Zoning Commission for consideration.

OWNER: Philip Meseke Kandice Gunning

ADDRESS: 401 S. Neccise Ave

PHONE: 228 365 7681

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE

\_\_\_\_\_

1. Legal description of property to be considered for variance as described in the Hancock County tax rolls:

260 A 2nd Ward Bay St Louis

2. Parcel number(s) as described in the Hancock County tax rolls:

149M-1-29-050.000

3. Present Zoning: R-1

4. Present use of building/property: Residential

5. Application fee of <sup>250</sup>~~300~~ (Residential): #00539408

Application fee of <sup>250</sup>~~300~~ (Commercial): \_\_\_\_\_

**Article XIII**  
**1303 APPEALS, HEARING AND NOTICE**

Every appeal or application shall refer to the specific provision of the ordinance involved and shall set forth the interpretation that is claimed, the use for which a special exception is sought, or the details of the variance that is applied for and the case may be, and accompanied by a plat or plan, drawn to scale, showing the actual dimensions of the parcel of land to be built upon and used, the size of any building to be erected, and the location of the building upon the lot, the materials to be used and other such information as may be deemed necessary to provide full information regarding intended use. The Municipal Clerk shall forthwith transmit the appeal or application to the Commission together with all papers constituting the record upon which the action appealed from was taken.

**Article XIII**  
**1305.3 VARIANCES**

To recommend such variances from the terms of this Ordinance as will not be contrary to the public interest where, owing to special conditions, literal enforcement of the provisions of this Ordinance will in an individual case result in unnecessary hardship, so that the spirit of the Ordinance shall be observed, public safety and welfare secured, and substantial justice be done. Such variance may be granted in such case of unnecessary hardship upon a finding by the City Council that all of the following conditions exist:

- A. There are extraordinary and exceptional conditions which pertain to the particular piece of property in question because of its size, shape, or topography that are not applicable to other lands or structures in the same district.
- B. The literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located.
- C. Granting the variance requested will not confer upon the applicant any special privileges that are denied to other residents of the district in which the property is located.
- D. The requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare.
- E. The special circumstances are not the result of the actions of the applicant.
- F. The existence of a nonconforming use of neighboring land, buildings, or structures in the same district or of permitted or nonconforming uses in other districts shall not constitute a reason for the requested variance.
- G. The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure.
- H. The variance is not a request to permit a use of land, building, or structure which is not permitted by right or by special exception in the district involved.

- I. Notice of public hearing shall be given as in Section 1305.2(A).
- J. The variance can't be transferred to a subsequent owner of the property, if the variance is unused.
- K. The grant of a variance shall expire if the variance has not been activated within six (6) months of final approval. "Activation" shall mean obtaining a building permit for the required or necessary construction. In addition, the activation shall not be effective unless the construction is completed within six (6) months of obtaining the building permit. On good cause shown, the Bay St. Louis City Council may extend the above stated time limits for up to a maximum of six (6) months.

Please submit the following documentation with your application:

- 1. What is the specific provision of the ordinance involved Set Back Variance
- 2. The use for which a variance is sought New Construction to Match Footprint of former house
- 3. If request is for a setback variance, please answer the following:

25 Front yard setback requirement  
7.8 Proposed distance remaining to the property line  
17.4 Total front yard setback variance needed

\_\_\_\_\_ Side yard setback requirement  
 \_\_\_\_\_ Proposed distance remaining to the property line  
 \_\_\_\_\_ Total side yard setback variance needed

20 Rear yard setback requirement  
13.11 Proposed distance remaining to the property line  
6.1 Total rear yard setback variance needed

- 4. If request is for a variance other than setback, please answer the following:

\_\_\_\_\_ Required total square footage of lot  
 \_\_\_\_\_ Proposed square footage of lot  
 \_\_\_\_\_ Total square footage needed to lot

\_\_\_\_\_ Required minimum width of lot  
 \_\_\_\_\_ Proposed minimum width of lot  
 \_\_\_\_\_ Total variance to minimum lot width needed

\_\_\_\_\_ Required fence height  
 \_\_\_\_\_ Proposed fence height  
 \_\_\_\_\_ Total fence height variance needed

5. Other type(s) of variance needed:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. A plat or plan, drawn to scale, showing the actual dimensions of the parcel of land to be built upon.

7. Size of any building to be erected, and the location of the building upon the lot.

8. Materials to be used (Exterior Finish) and other such information as may be deemed necessary to provide full information regarding intended use.

9. Is the property in question in a sub-division? NO

10. If the property in question is within a sub-division, is there an existing covenant running with the land? \_\_\_\_\_

11. If the answer to question 9 is yes, please state the book and page numbers where the stated restrictive covenants are filed in the Chancery Clerks Office of Hancock County.

Book Number \_\_\_\_\_

Page Number \_\_\_\_\_

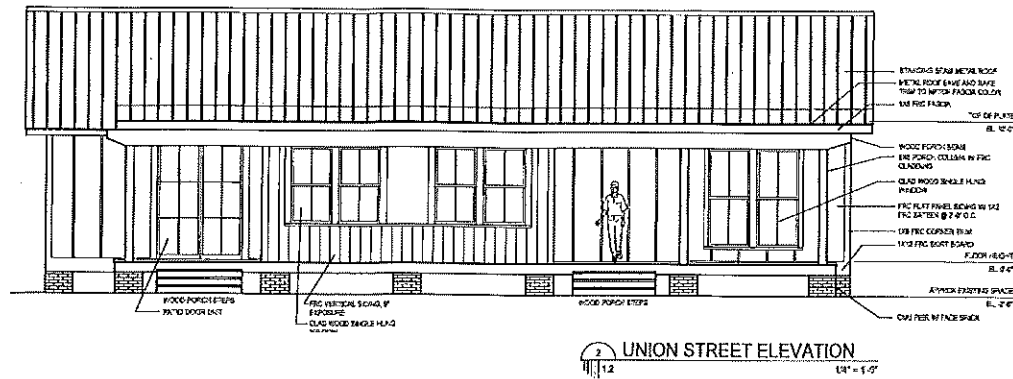
It is warranted in good faith by the owners whose name is signed hereto that all of the above facts are true and correct.

  
\_\_\_\_\_  
Applicant's Signature

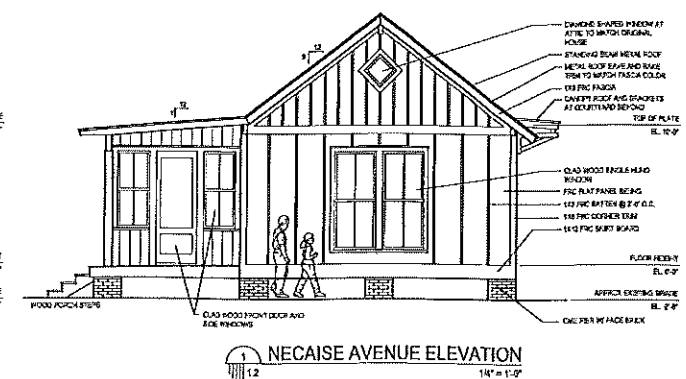
5/20/25  
Date

**FOR OFFICE USE ONLY**

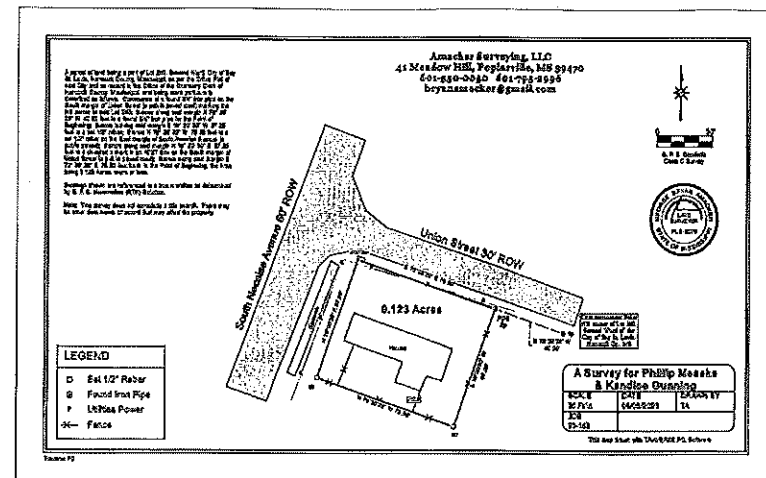
Date of Application received: \_\_\_\_\_



2 UNION STREET ELEVATION  
1/4" = 1'-0"



1 NECAISE AVENUE ELEVATION  
1/4" = 1'-0"



3 SITE SURVEY  
1" = 30'-0"



UNBRIDGED ARCHITECTURE  
ALEXSON H. ANDERSON FAIA  
JOHN M. ANDERSON AIA  
443 MAIN STREET  
BAY ST LOUIS, MS 39610  
228.467.1149

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GUNNING / MESEKE  
RESIDENCE  
451 SOUTH NECAISE AVE  
BAY ST LOUIS, MS 39610

MS PROJECT NO. 23-109-01  
PROJECT ISSUE DATE | 8 AUGUST 2023

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A Professional Limited Liability Company  
The title of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complete, and shall be replaced by any other documents as if required by all performance by the Contractor shall be required only to the extent necessary to resolve any conflict with the Contract Documents and necessarily include from time to time necessary to produce the intended results.

REVISIONS

NO.	DATE	DESCRIPTION

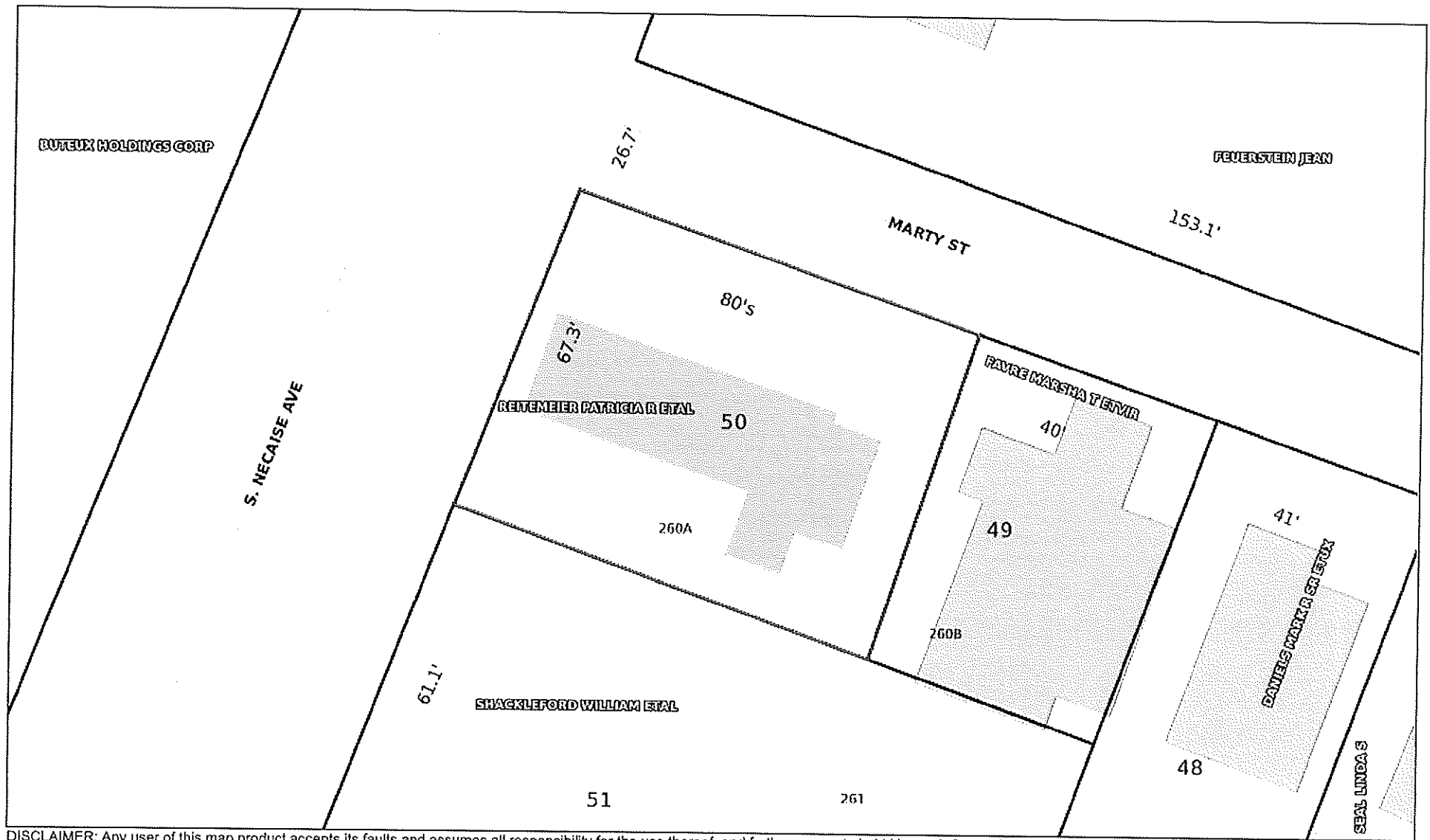
EXTERIOR ELEVATIONS  
SITE SURVEY

1.2

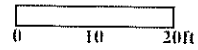
**Parcels**  
**149M-1-29-**  
**050.000**

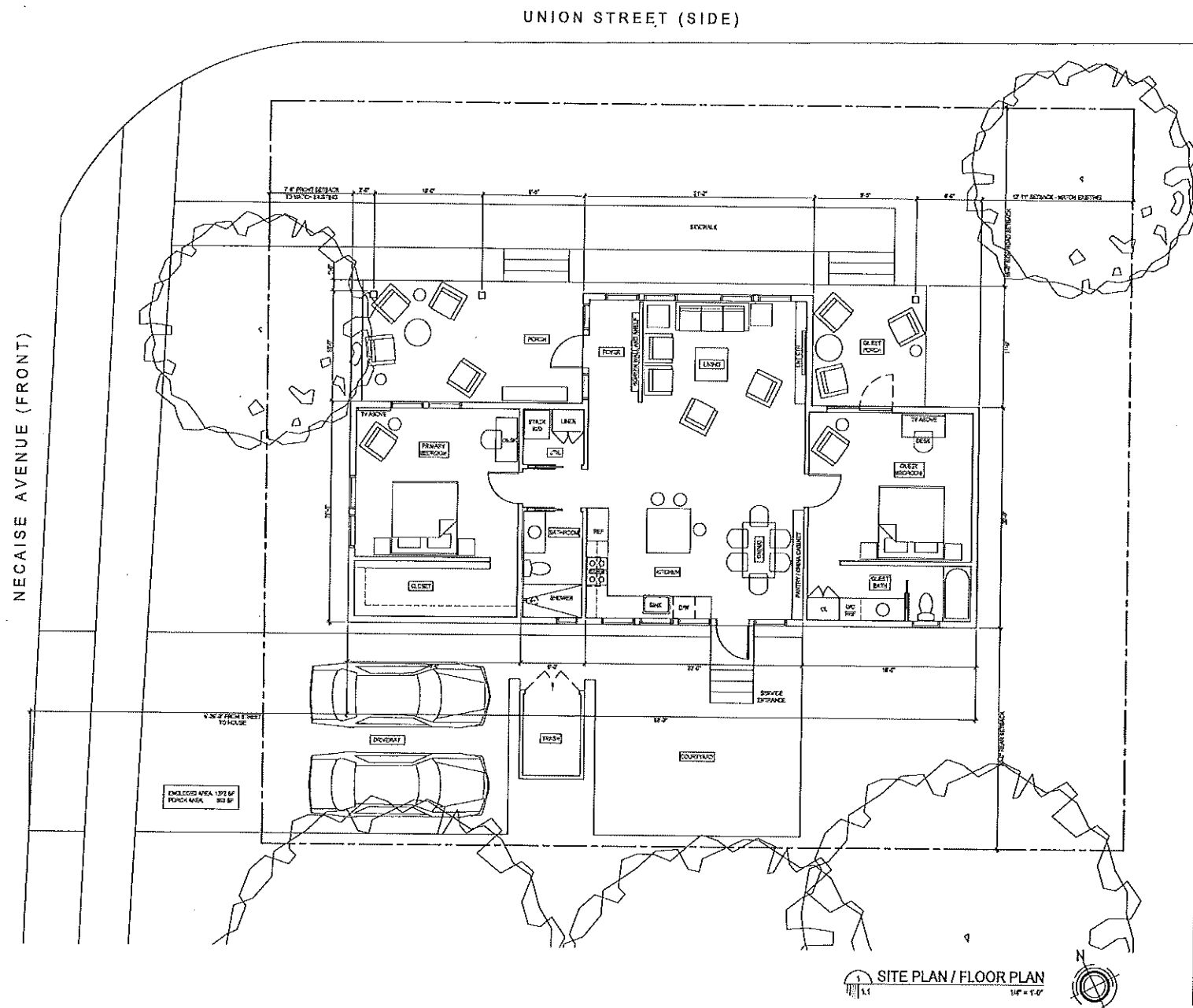
Parcel Number: 149M-1-29-050.000  
Owner Name: REITEMEIER PATRICIA R  
ETAL  
Owner Address: 1952B 42ND STREET  
Owner City, State ZIP: LOA ALAMOS,  
NM 87544  
Physical Address: 401 S NECAISE AVE  
Improvement Type: RES  
Year Built: 1905  
Base Area: 981  
Adjusted Area: 1039  
Actual Total Value: 95027  
Taxable Total Value: 0  
Estimated Tax: 1639.35  
Homestead Exemption: No  
Deed Book: BB224  
Deed Page: 613  
Legal Description 1: 260A 2ND WARD  
BAY ST LOUIS  
Legal Description 2:  
Legal Description 3:  
Legal Description 4:  
Legal Description 5:  
Legal Description 6:  
Longitude: -89  
Latitude: 30  
Square Footage:

### Geoportal Map



DISCLAIMER: Any user of this map product accepts its faults and assumes all responsibility for the use thereof, and further agrees to hold Hancock County harmless from and against any damage, loss or liability arising from any use of the map product. Users are cautioned to consider carefully the provisional nature of the maps and data before using it for decisions that concern personal or public safety or the conduct of business that involves monetary or operational consequences. Conclusions drawn from, or actions undertaken, on the basis of such maps and data, are the sole responsibility of the user.





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 443 PARK STREET  
 BAY ST. LOUIS, MS 39523  
 228.467.1149

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**GUNNING / MESEKE  
 RESIDENCE**  
 451 SOUTH NECAISE AVE  
 BAY ST. LOUIS, MS 39523

U.A. PROJECT NO. | 23-109-01  
 PROJECT ISSUE DATE | 8 AUGUST 2023

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 The terms of the Contract Documents to include all form contracts for proper completion and documents not incorporated and shall be enforced by the Contractor and shall be applied only to the extent that they do not conflict with the Contract Documents and shall be subject to the terms as being necessary to provide for a valid contract.

REVISIONS


SITE PLAN / FLOOR PLAN

1.1



Agenda  
Bay Saint Louis  
City Council Meeting  
1st Regular Meeting  
October 3, 2023  
5:30 p.m.

**Call to Order**

Invocation and Pledge

**1. Agenda Amendments if needed**

**2. Announcements**

- a. Bay PD National Night Out Flyer
- b. Mopar Day in Da Bay Celebration & Picnic

**3. Public Speakers**

**4. Planning and Zoning**

- a. Motion to follow Planning and Zoning's recommendation and approve the application for variance to the Zoning Ordinance as submitted by Phillip Meseke and Candice Gunning located at 401 South Necaize Avenue. Parcel 149M-1-29-050.000. APR 7-0
- b. Motion to follow Planning and Zoning's recommendation and approve the application for variance to the Zoning Ordinance as submitted by Willie McLeod located at 225 Caron Lane. Parcel 149N-0-30-132.000. APR 7-0
- c. Motion to spread the withdrawal of submission by the applicant Stieffel for St. Francis, Labat and Sycamore Street on the minutes.
- d. Motion to follow Planning and Zoning's recommendation and approve major site plan review for an office building as submitted by Ray Wesson located at 887 Washington Street. Parcel 137G-0-25-047.000. APR 7-0
- e. Motion to follow Planning and Zoning's recommendation and approve the Text amendment to the Zoning Ordinance as submitted by Jan Mitchell to allow the use of a beauty shop by Special Exception in R-3 Multi Family district. APR 7-0
- f. Motion to follow Planning and Zoning's recommendation and approve the application for sketch plat approval as submitted by Bay Waveland Properties LLC located at the corner of Central Avenue and Ballentine Street. Parcel 149N-0-30-090.000. APR 4-3

**5. Mayor's Report**

**TO:** Planning and Zoning Commission  
City of Bay St. Louis

**RE:** 105 North Beach Blvd  
149L-0-29-035.000 – 510 1st Ward Bay St. Louis  
149L-0-29-036.000 – PT 512 1st Ward Bay St. Louis

**HEARING DATE:** July 9, 2025

I have reviewed the application for a Variance to the Zoning Ordinance submitted by CORBITTNICAUD LLC. The property is located at 105 North Beach Blvd and lies in the C-1 Central Business District. The applicant is proposing the construction of a 4-unit boutique hotel with a retail on the ground floor. The ground floor will be a retail or office space

The applicant is requesting a variance to the required off-street parking requirement for hotel developments.

### **Variance**

The Bay St Louis Zoning Ordinance requires one off-street parking space per sleeping room. For a 4-unit boutique hotel, a total of 4 off-street parking spaces are required. The applicant is requesting a variance of 4 parking spaces, resulting in no on-site parking being provided.

If granted, this variance would allow the hotel development to move forward without any on-premise parking. The developed indicated that they will provide parking in the parking lot they lease on Court Street, approximately 600 feet from the development site.

The administration recommends **denial** of the variance requested:

- While parking variances for condo and multi-family projects have been approved within the neighborhood, none have received a 100% parking waiver.
- The developer did submit a site plan for on-site parking, but for them to get on-site, that would mean Beach Blvd would lose 6 to 7 parking spots per information provide by Hancock County Engineering using MDOT standards
- The developer indicated they will reserve four parking spaces at 110 Court Street for the hotel guests, which is approximately 600 for 105 N Bech Blvd.
- The ground floor will be a space that can be rented for retail use.

In contrast, this project proposes **zero** parking on-site for its 4-unit hotel, without a formal plan for off-site alternatives. The lack of accessible parking could create an adverse impact on the surrounding neighborhood and public infrastructure.

**Jeremy L Burke**  
Zoning Administrator

APPLICATION FOR VARIANCE TO THE ZONING ORDINANCE

Please complete this form in its entirety; failure to do so may cause a delay in the submittal of your application to the Planning and Zoning Commission.

The following information is required before this application will be submitted to the Planning and Zoning Commission for consideration.

OWNER: CORBITT NICAUD, LLC

ADDRESS: 105 N. BEACH BLVD.

BAY ST. LOUIS, MS 39520

PHONE: 228-493-5587

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE

105 N. BEACH BLVD.

1. Legal description of property to be considered for variance as described in the Hancock County tax rolls:

LEGAL DISTRICT PT S12 1<sup>ST</sup> WARD BSL

2. Parcel number(s) as described in the Hancock County tax rolls:

149 L - 0 - 29 - 035 . 000

149 L - 0 - 29 - 036 . 000

3. Present Zoning: C-1

4. Present use of building/property: Building (will be demo)

5. Application fee of \$<sup>350</sup>~~100~~ (Residential): \_\_\_\_\_

Application fee of \$<sup>350</sup>~~200~~ (Commercial): 00541189

I. Notice of public hearing shall be given as in Section 1305.2(A).

J. The variance can't be transferred to a subsequent owner of the property, if the variance is unused.

K. The grant of a variance shall expire if the variance has not been activated within six (6) months of final approval. "Activation" shall mean obtaining a building permit for the required or necessary construction. In addition, the activation shall not be effective unless the construction is completed within six (6) months of obtaining the building permit. On good cause shown, the Bay St. Louis City Council may extend the above stated time limits for up to a maximum of six (6) months.

Please submit the following documentation with your application:

- 1. What is the specific provision of the ordinance involved \_\_\_\_\_
- 2. The use for which a variance is sought variance to require off-street parking, but on a nearby parcel.
- 3. If request is for a setback variance, please answer the following: N/A.

\_\_\_\_\_ Front yard setback requirement  
 \_\_\_\_\_ Proposed distance remaining to the property line  
 \_\_\_\_\_ Total front yard setback variance needed

\_\_\_\_\_ Side yard setback requirement  
 \_\_\_\_\_ Proposed distance remaining to the property line  
 \_\_\_\_\_ Total side yard setback variance needed

\_\_\_\_\_ Rear yard setback requirement  
 \_\_\_\_\_ Proposed distance remaining to the property line  
 \_\_\_\_\_ Total rear yard setback variance needed

4. If request is for a variance other than setback, please answer the following:

\_\_\_\_\_ Required total square footage of lot  
 \_\_\_\_\_ Proposed square footage of lot  
 \_\_\_\_\_ Total square footage needed to lot

\_\_\_\_\_ Required minimum width of lot  
 \_\_\_\_\_ Proposed minimum width of lot  
 \_\_\_\_\_ Total variance to minimum lot width needed

\_\_\_\_\_ Required fence height  
 \_\_\_\_\_ Proposed fence height  
 \_\_\_\_\_ Total fence height variance needed

5. Parking variance: to require off-street parking of 4 spaces, but allow those off-street parking spots to be located on a parcel with close proximity to the subject property.

Article XIII  
1303 APPEALS, HEARING AND NOTICE

Every appeal or application shall refer to the specific provision of the ordinance involved and shall set forth the interpretation that is claimed, the use for which a special exception is sought, or the details of the variance that is applied for and the case may be, and accompanied by a plat or plan, drawn to scale, showing the actual dimensions of the parcel of land to be built upon and used, the size of any building to be erected, and the location of the building upon the lot, the materials to be used and other such information as may be deemed necessary to provide full information regarding intended use. The Municipal Clerk shall forthwith transmit the appeal or application to the Commission together with all papers constituting the record upon which the action appealed from was taken.

Article XIII  
1305.3 VARIANCES

To recommend such variances from the terms of this Ordinance as will not be contrary to the public interest where, owing to special conditions, literal enforcement of the provisions of this Ordinance will in an individual case result in unnecessary hardship, so that the spirit of the Ordinance shall be observed, public safety and welfare secured, and substantial justice be done. Such variance may be granted in such case of unnecessary hardship upon a finding by the City Council that all of the following conditions exist:

- A. There are extraordinary and exceptional conditions which pertain to the particular piece of property in question because of its size, shape, or topography that are not applicable to other lands or structures in the same district.
- B. The literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located.
- C. Granting the variance requested will not confer upon the applicant any special privileges that are denied to other residents of the district in which the property is located.
- D. The requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare.
- E. The special circumstances are not the result of the actions of the applicant.
- F. The existence of a nonconforming use of neighboring land, buildings, or structures in the same district or of permitted or nonconforming uses in other districts shall not constitute a reason for the requested variance.
- G. The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure.
- H. The variance is not a request to permit a use of land, building, or structure which is not permitted by right or by special exception in the district involved.

5. Other type(s) of variance needed:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. A plat or plan, drawn to scale, showing the actual dimensions of the parcel of land to be built upon.

7. Size of any building to be erected, and the location of the building upon the lot.

8. Materials to be used (Exterior Finish) and other such information as may be deemed necessary to provide full information regarding intended use.

9. Is the property in question in a sub-division? \_\_\_\_\_

10. If the property in question is within a sub-division, is there an existing covenant running with the land? \_\_\_\_\_

11. If the answer to question 9 is yes, please state the book and page numbers where the stated restrictive covenants are filed in the Chancery Clerks Office of Hancock County.

Book Number \_\_\_\_\_ Page Number \_\_\_\_\_

It is warranted in good faith by the owners whose name is signed hereto that all of the above facts are true and correct.

  
\_\_\_\_\_  
Applicant's Signature

6/2/2025  
\_\_\_\_\_  
Date

FOR OFFICE USE ONLY

Date of Application received: \_\_\_\_\_

- D. In recommending any special exception, the Planning and Zoning Commission may prescribe appropriate conditions and safeguards under which the special exception is granted. The Planning and Zoning Commission shall recommend a prescribed time limit within which the action for which the special exception is required shall be begun or completed or both.
- E. The grant of a special exception shall expire if the special exception has not been activated within ~~(6)~~ (12) months of final approval. "Activation" shall mean commencement of the use or obtaining a building permit if construction is necessary or required before commencement of the use. In addition, the activation shall not be effective unless the construction is completed within six ~~(6)~~ (12) months of obtaining the building permit.
- F. On good cause shown, the Bay St. Louis City Council may extend the above stated time limits for up to a maximum of ~~(6)~~(12)-months. As such, special exceptions are not intended to run with the land.

### 1305.3 VARIANCES

To recommend such variances from the terms of this Ordinance as will not be contrary to the public interest where, owing to special conditions, literal enforcement of the provisions of this Ordinance will in an individual case result in unnecessary hardship, so that the spirit of the Ordinance shall be observed, public safety and welfare secured, and substantial justice be done. Such variance may be granted in such case of unnecessary hardship upon a finding by the City Council that all of the following conditions exist:

- A. There are extraordinary and exceptional conditions which pertain to the particular piece of property in question because of its size, shape, or topography that are not applicable to other lands or structures in the same district.
- B. The literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located.
- C. Granting the variance requested will not confer upon the applicant any special privileges that are denied to other residents of the district in which the property is located.
- D. The requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare.
- E. The special circumstances are not the result of the actions of the applicant.
- F. The existence of a nonconforming use of neighboring land, buildings, or structures in the same district or of permitted or nonconforming uses in other districts shall not constitute a reason for the requested variance.
- G. The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure.

- H. The variance is not a request to permit a use of land, building, or structure which is not permitted by right or by special exception in the district involved.
- I. Notice of public hearing shall be given as in Section 1305.2(A).
- J. The variance can't be transferred to a subsequent owner of the property, if the variance is unused.
- K. The grant of a variance shall expire if the variance has not been activated within six ~~(6)~~(12)months of final approval. "Activation" shall mean obtaining a building permit for the required or necessary construction. In addition, the activation shall not be effective unless the construction is completed within ~~(6)~~ (12) months of obtaining the building permit. On good cause shown, the Bay St. Louis City Council may extend the above stated time limits for up to a maximum of ~~(6)~~(12) months.

**1305.4 HEAR AND MAKE A RECOMMENDATION ON AMENDMENTS TO THE ZONING ORDINANCE**

To hear and to make a recommendation on such amendments to the Zoning Ordinance, including the zoning map. Notice of public hearing shall be given as in Section 1305.2(A) and the Planning Commission shall study, hear and make a recommendation on the proposed changes and submit this recommendation to the City Council.

**1305.5 INTERPRETATION OF USES**

For any use not specifically listed, the Planning and Zoning Commission shall make a determination of the district or districts in which said use shall be permitted either by right or on a conditional basis. Any such determination shall be based on the subject's uses similarity in nature, intensity of land use, impact and general character to other uses listed in the various districts.

**1305.6 SITE PLAN REVIEW**

The Planning and Zoning Commission shall be responsible for reviewing and making a decision on minor site plans, as defined in Section 1102.2.

**SECTION 1306: DECISIONS OF THE PLANNING AND ZONING COMMISSION**

TERRY MORAN ENGINEERING  
P.O. BOX 4075  
BILOXI, MS 39535  
PH 228.896.4733  
TERRY MORAN, P.E., P.L.S.

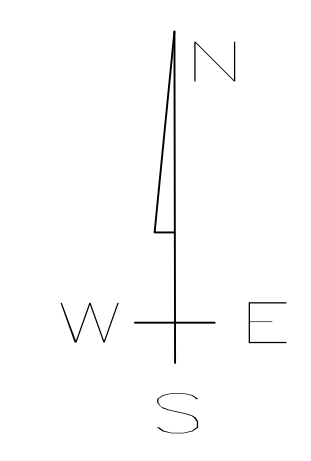


In Association With

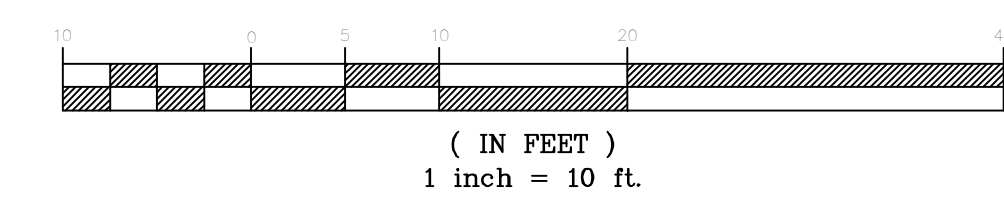
**FA FOUNTAIN & ASSOCIATES**  
CIVIL AND COMMERCIAL DESIGN  
13334 Seaway Rd, Ste. 202  
Gulfport, MS 39503  
228-574-3659

Date 10-11-2024  
Drawn By F.O.F.  
Check By T.J.M.  
REV 12-11-2024  
01-08-2025  
04-23-2025

PROPOSED BOUTIQUE HOTEL  
N BEACH BLVD  
BAY ST LOUIS, MS



GRAPHIC SCALE



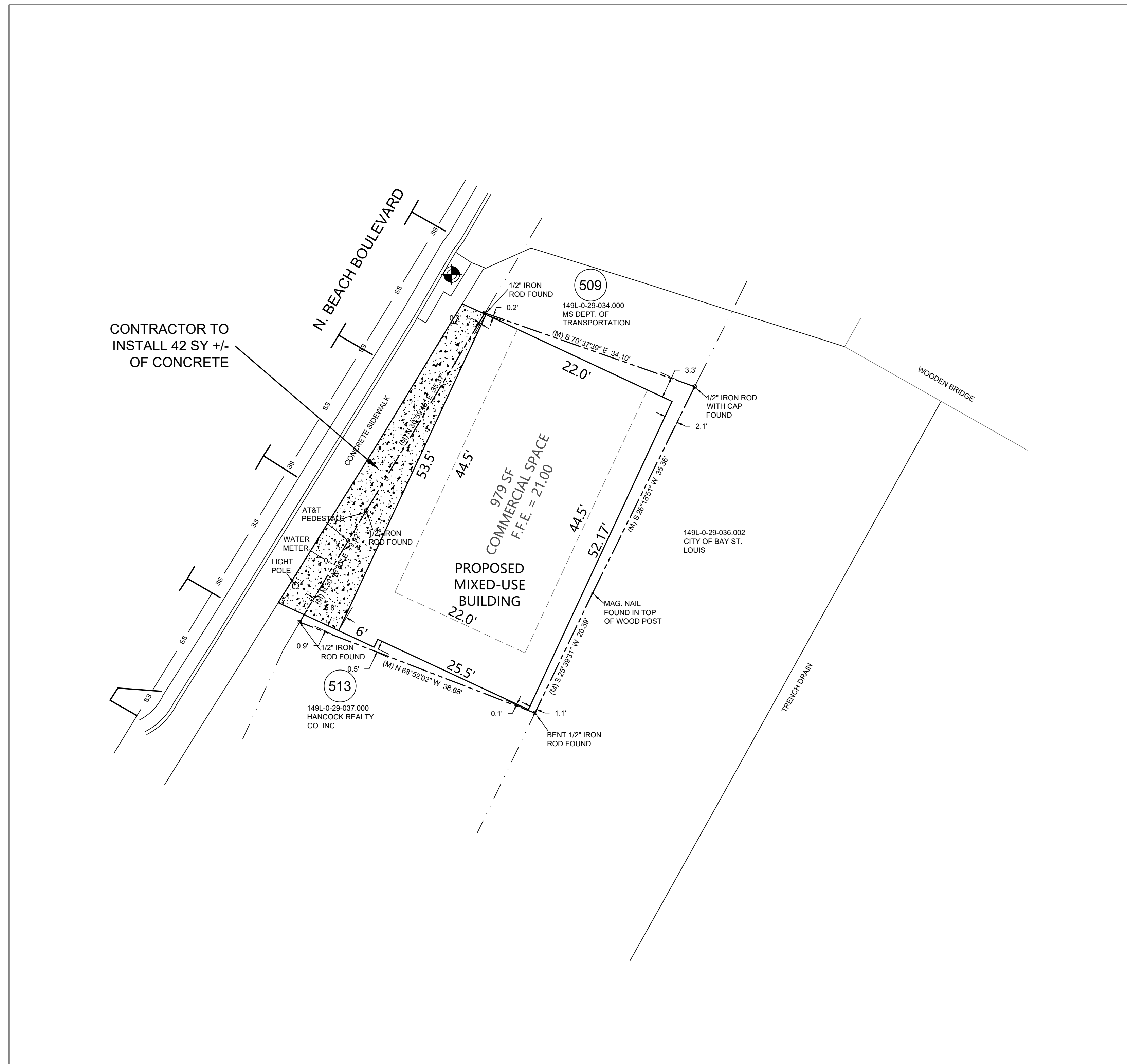
	CURB INLET TOP AT NORTHEAST CORNER OF PROPERTY ALONG N BEACH BLVD
ELEV. = 20.07	

BOUNDARY BASED ON SURVEY BY CROSBY SURVEYING; TOPOGRAPHIC INFORMATION BASED ON THE SAME  
SUBJECT PROPERTY LIES WITHIN "X 500" FLOOD ZONE PER FEMA PANEL 28045C0362D DATED OCTOBER 16, 2009.

**SITE DATA TABLE**

ACREAGE: 0.071 +/- AC  
ZONING: C-1  
SETBACKS:  
FYSB - 0 FT  
SYSB - 0 FT  
RYSB - 0 FT

COMMERCIAL SPACE - 979 SF +/-  
# OF HOTEL UNITS - 4  
# OF OFF-SITE PARKING SPACES - 4



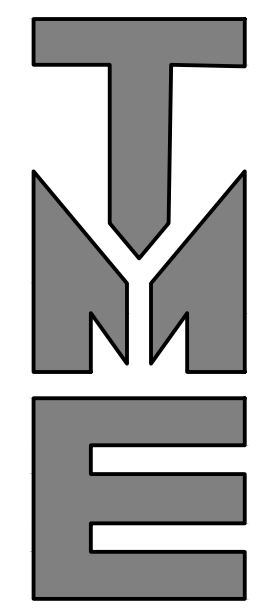
CONTRACTOR TO INSTALL 42 SY +/- OF CONCRETE

**SITE PLAN**

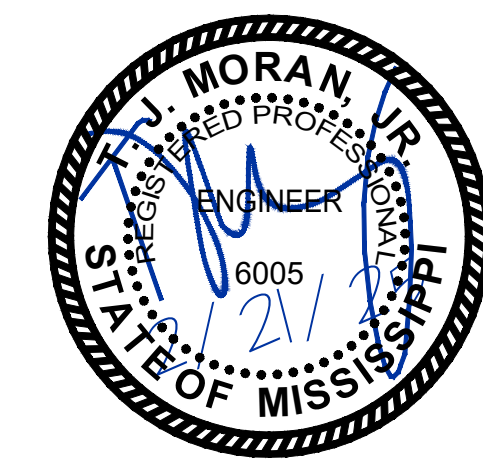
SCALE: 1"=10'

NOTE:  
NO ON SITE SUPERVISION OR INSPECTIONS ARE PROVIDED WITH THE USE OF THESE PLANS BY THE DESIGNER. BUILDER/CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, CONDITIONS, AND SIZES OF COMPONENTS ALONG WITH SITE CONDITIONS BEFORE STARTING CONSTRUCTION. BUILDER/CONTRACTOR SHALL SEE THAT CONSTRUCTION IS IN CONFORMANCE WITH THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE (I.B.C.) AND WITH THE COUNTY/CITY BUILDING INSPECTOR. THE USE OF THESE PLANS FOR CONSTRUCTION SHALL BE EVIDENCE THAT THE REQUIREMENTS STATED ARE ACCEPTED BY THE BUILDER/CONTRACTOR.

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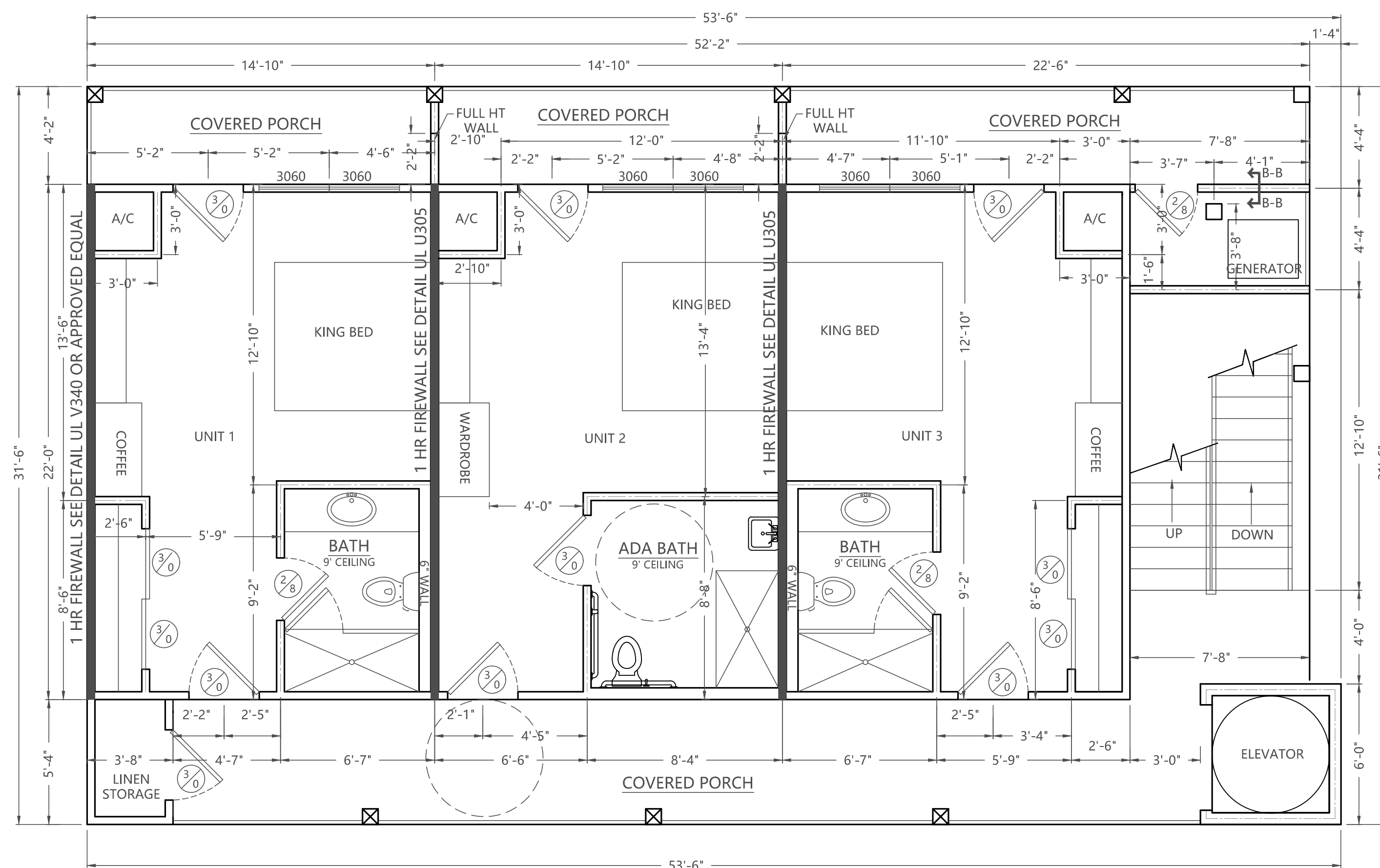
**FA FOUNTAIN & ASSOCIATES**  
CIVIL AND COMMERCIAL DESIGN  
13334 Seaway Rd, Ste. 202  
Gulfport, MS 39503  
228-574-3659

Date 04-17-2025  
Drawn By C.A.B.  
Check By T.J.M.  
REV \_\_\_\_\_

PROPOSED BOUTIQUE HOTEL  
N BEACH BLVD  
BAY ST LOUIS, MS

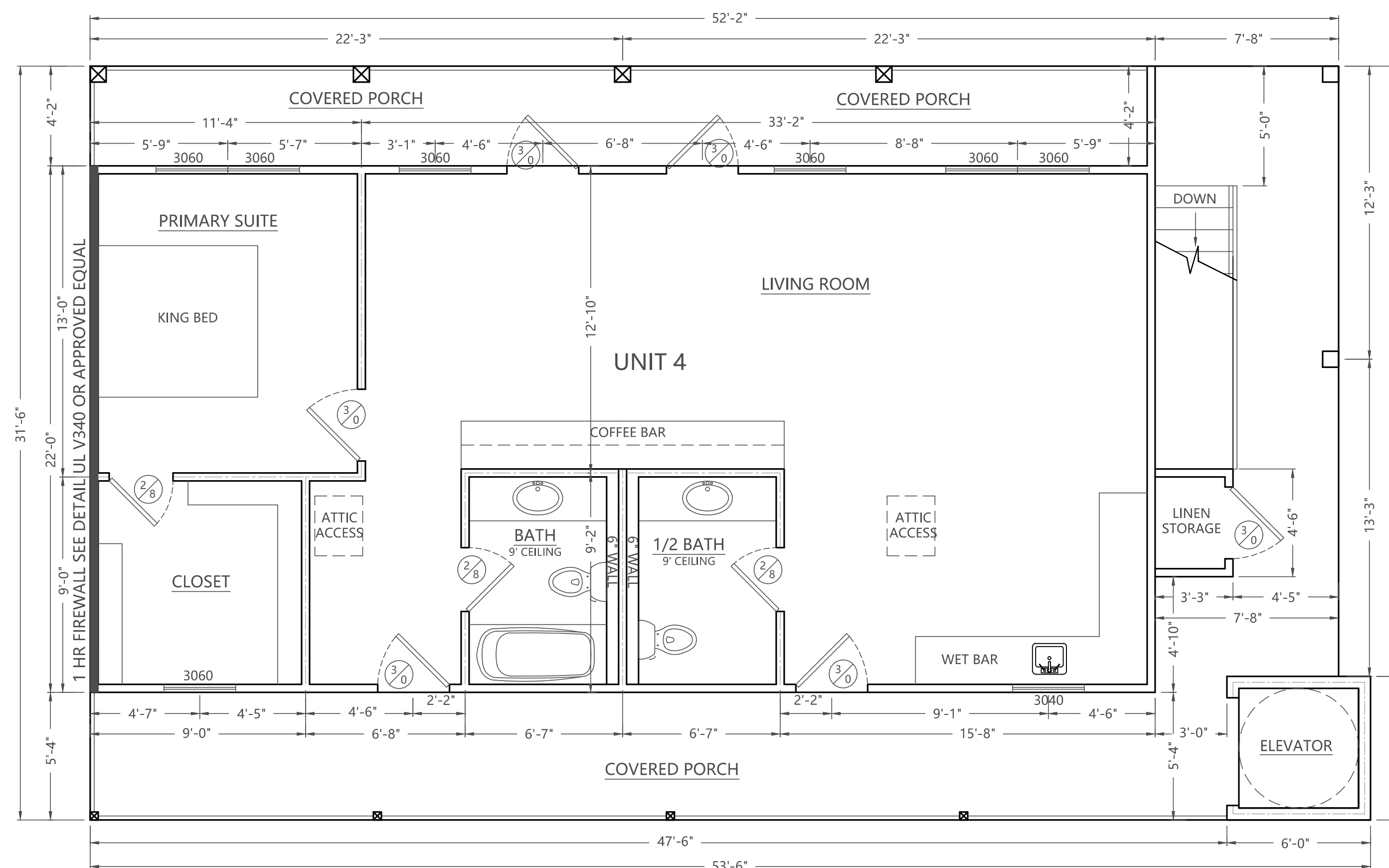
B1

24-017



2ND FLOOR PLAN

SCALE: 1/4"=1'-0"

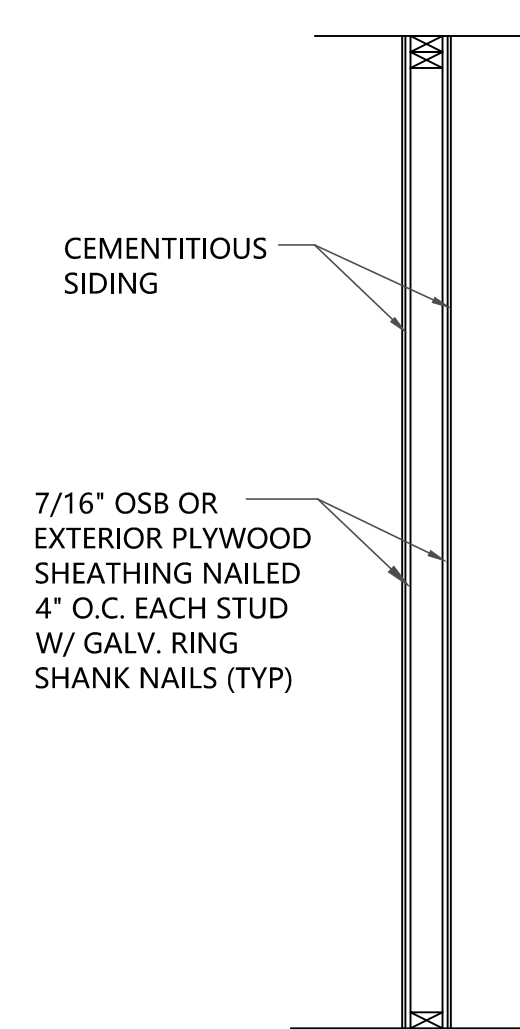


3RD FLOOR PLAN

SCALE: 1/4"=1'-0"

AREA CALCULATIONS:

GROUND FLOOR HEATED	
COMMERCIAL UNIT:	979 SF
<b>TOTAL GROUND FLOOR HEATED:</b>	<b>979 SF</b>
GROUND FLOOR UNHEATED:	
BREEZEWAY:	617 SF
RISER ROOM:	19 SF
ELEVATOR:	36 SF
<b>TOTAL UNHEATED:</b>	<b>672 SF</b>
<b>TOTAL GROUND FLOOR:</b>	<b>1651 SF</b>
SECOND FLOOR HEATED:	
UNIT 1:	326 SF
UNIT 2:	326 SF
UNIT 3:	326 SF
LINEN STORAGE:	20 SF
<b>TOTAL SECOND FLOOR HEATED:</b>	<b>998 SF</b>
SECOND FLOOR UNHEATED:	
PORCHES:	517 SF
ELEVATOR:	36 SF
<b>TOTAL SECOND FLOOR UNHEATED:</b>	<b>553 SF</b>
<b>TOTAL SECOND FLOOR:</b>	<b>1551 SF</b>
THIRD FLOOR HEATED:	
UNIT 4:	978 SF
LINEN STORAGE:	15 SF
<b>TOTAL THIRD FLOOR HEATED:</b>	<b>993 SF</b>
THIRD FLOOR UNHEATED:	
PORCHES:	581 SF
ELEVATOR:	36 SF
<b>TOTAL THIRD FLOOR UNHEATED:</b>	<b>616 SF</b>
<b>TOTAL THIRD FLOOR:</b>	<b>1611 SF</b>
<b>TOTAL UNDER ROOF:</b>	<b>4813 SF</b>

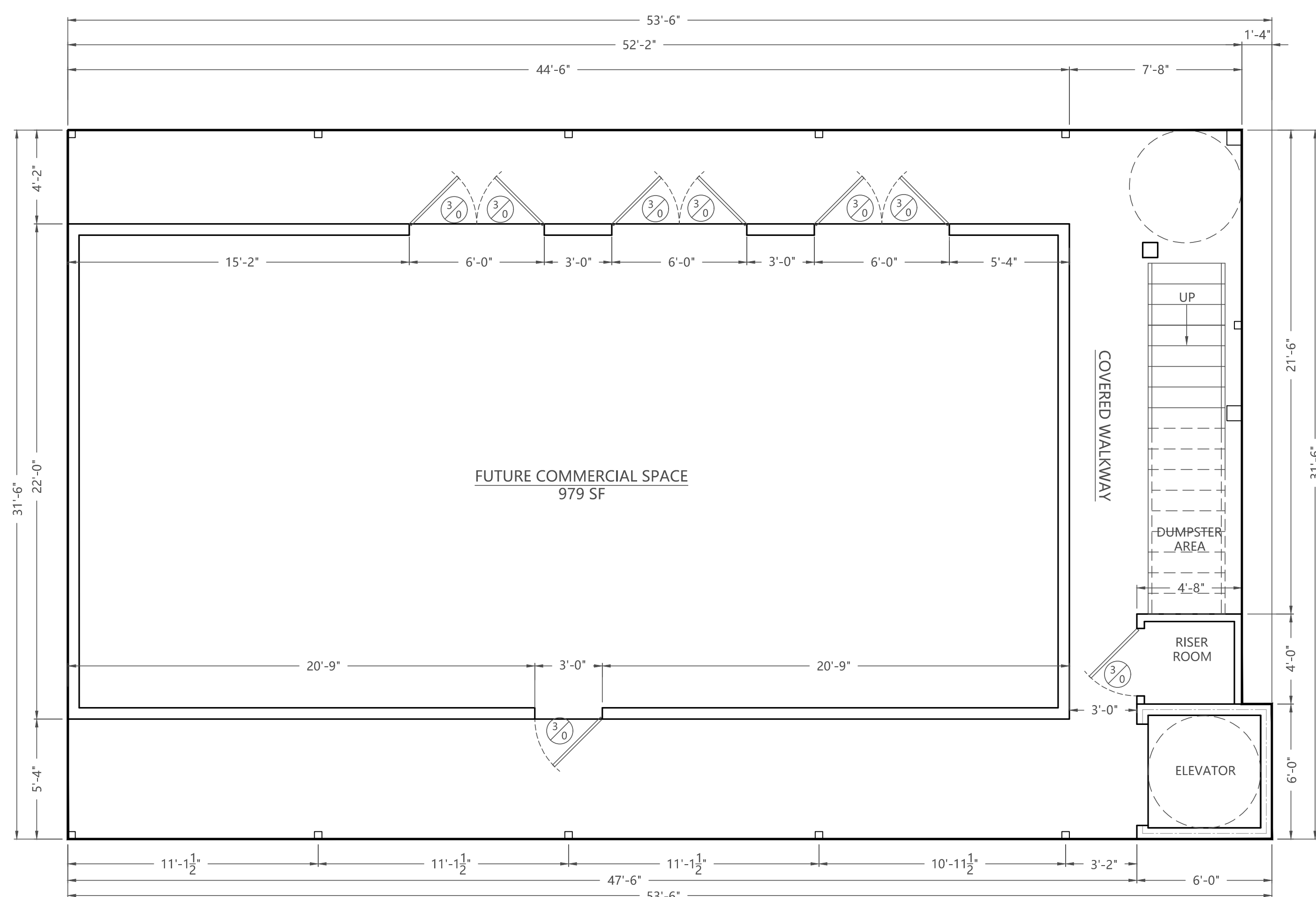


WALL SECTION B-B

SCALE: 1/2"=1'-0"

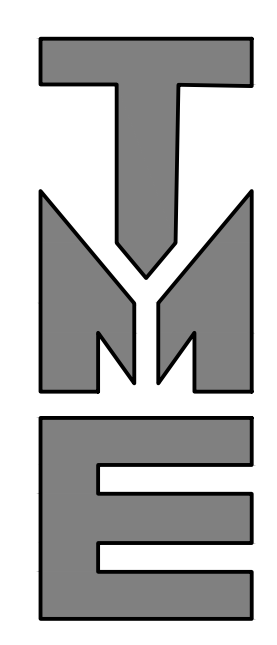
NOTE:  
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GROUND FLOOR PLAN

SCALE: 1/4"=1'-0"



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PROPOSED BOUTIQUE HOTEL  
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B2



REAR ELEVATION

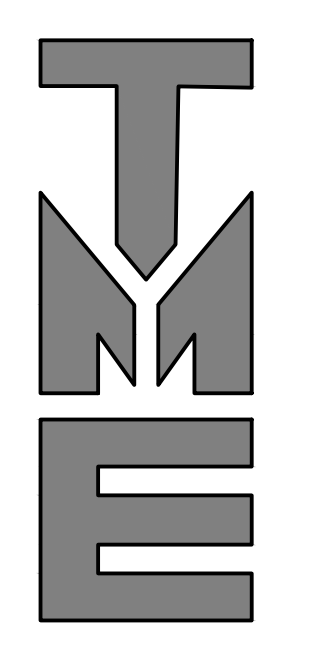
SCALE: 1/4"=1'-0"



FRONT ELEVATION

SCALE: 1/4"=1'-0"

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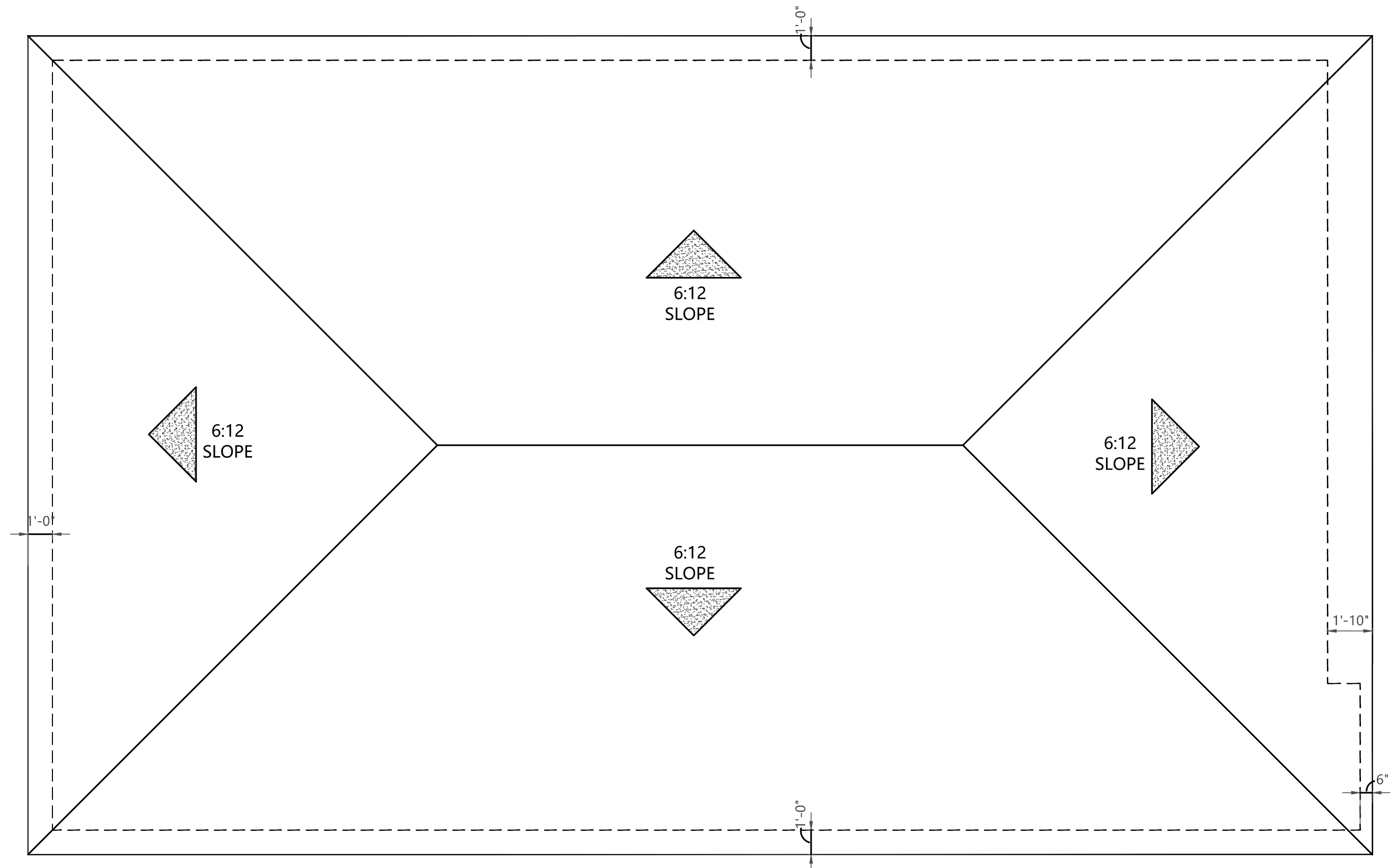
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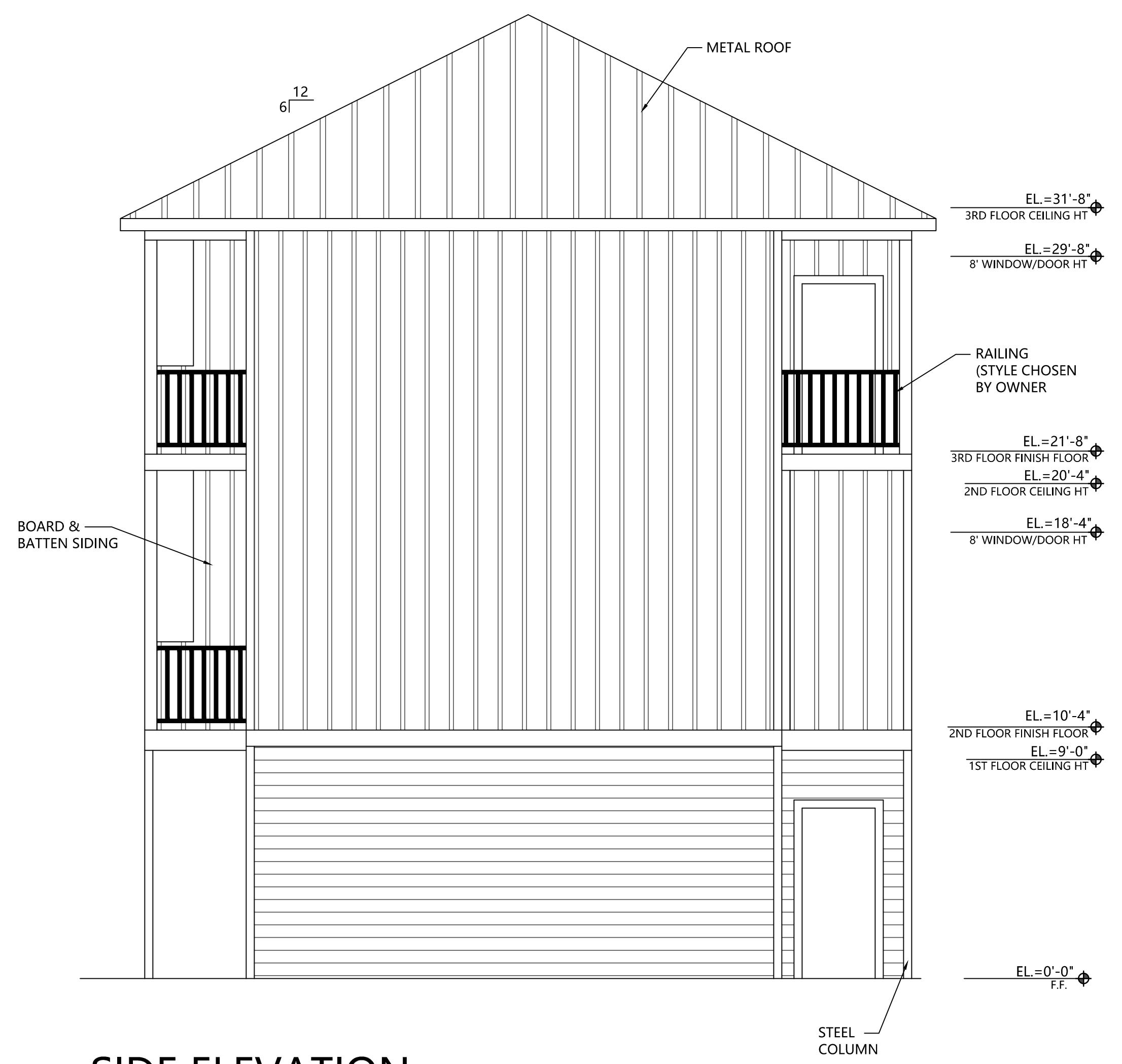
PROPOSED BOUTIQUE HOTEL  
N BEACH BLVD  
BAY ST LOUIS, MS

B2.1



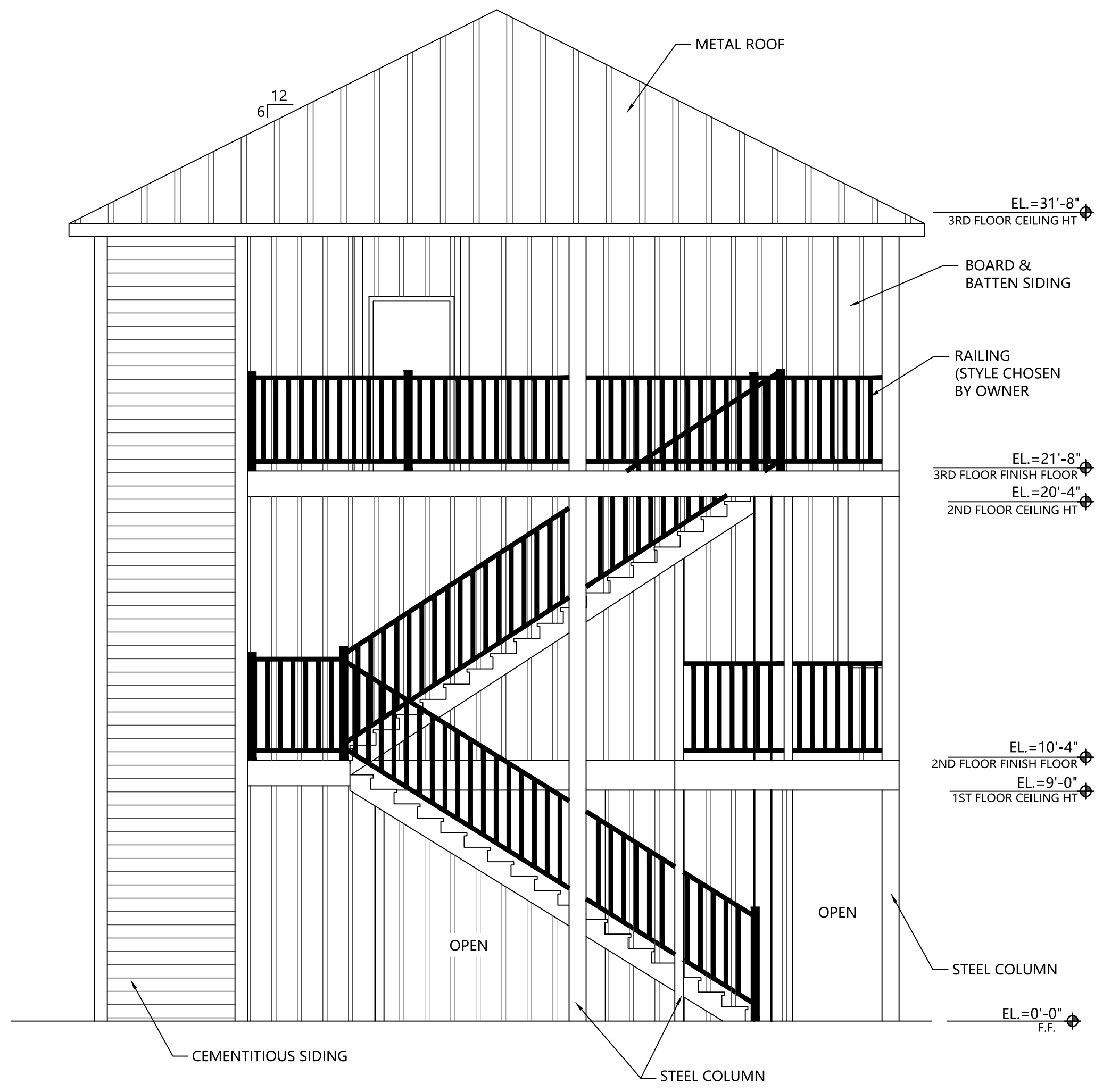
ROOF PLAN

SCALE: 1/4"=1'-0"



SIDE ELEVATION

SCALE: 1/4"=1'-0"



SIDE ELEVATION

SCALE: 1/4"=1'-0"

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